

# VILLANITAS HOMEOWNERS ASSOCIATION

## NOTICE OF REGULAR BOARD MEETING

The Board of Directors of Villanitas Homeowners Association will meet on *Wednesday, January 8, 2020 at 6:15 p.m.* The meeting will be held at the Community Room at San Diego County Credit Union on the corner of El Camino Real and Garden View, Encinitas, California. Board members, if you cannot attend the meeting, please notify Elite Community Management at (858) 485-0881.

### AGENDA

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CALL TO ORDER.....President

#### HOMEOWNER FORUM

As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the homeowner forum portion of the meeting.

a) Hearings – 1424 Linda Sue, 433 Recluse 1

APPROVAL OF PREVIOUS MEETING MINUTES 5

FINANCIAL REPORT.....Treasurer

a) Review of Monthly Financial Statements 8  
c) Delinquency Update 25

#### MANAGEMENT REPORT

a) Work Order History 35

#### COMMITTEE REPORTS

a) Architectural/Rules  
b) Landscape  
    a) Tree Replacement Proposal 36  
    b) Open Space Maintenance 37  
c) Website  
d) Newsletter

#### OLD BUSINESS

a) Tile Grout Clean & Seal  
b) Rail Fencing Replacement 40  
c) Termite Inspection 41  
d) Inspector or Election  
e) Request for Little Free Library 51

#### NEW BUSINESS

a) Opt Out Form 53  
b) February & March Meetings 54  
c) Pool Heater Schedule  
d) Resolution for Transfers from Operating & Reserve Accounts 55

CORRESPONDENCE 56

The next Regular Meeting of the Board of Directors is scheduled for February 12, 2020.