

**VILLANITAS
HOMEOWNERS ASSOCIATION**

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

July 13, 2016

Directors Present: D. Martin, O. Canler, L. Grimes and A. Kreutzer

Directors Absent: J. Schwartz

Others Present: D. Walters of Elite Community Management

CALL TO ORDER

Denise Martin, President, called the meeting to order at 6:15 p.m. at the Wandering Road Park.

HOMEOWNER FORUM

There were no owners present at this time.

Hearing – 1607 Linda Sue

It was noted that there was no response to the notice; however the boat has been removed from the driveway. The Board agreed to take no action to fine the owner but to remind the owner that future violation will result in another hearing being scheduled.

Hearing – 1556 Valleda

The owner was not present nor did they respond to the notice. It was noted that the stairs have been removed but the balcony remains in place at the unit in violation of the governing documents.

Upon a motion duly made, and seconded, the Board unanimously agreed to assess a fine of \$250 to the owner of 1556 Valleda for the ongoing violation of the governing documents and to schedule a subsequent hearing for the August meeting.

APPROVAL OF MINUTES

The minutes of the June 8, 2016 Regular Meeting of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes as written.

FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the month ending May 31, 2016. Items reviewed were the assets, liabilities, reserves and bank statements in compliance with California Civil Code, Section 1365.5.

Delinquency Report

This item was postponed for the next meeting.

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MANAGEMENT REPORT

The Board reviewed the work order history as provided by Elite Community Management and requested that management follow up with the general contractor once more regarding two pending requests.

COMMITTEE REPORTS

Architectural/Rules

There was no report at this time.

Landscape

It was noted that requests for proposal have been forwarded to three contractors regarding the conversion to recycled water.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Pacific Greed Landscape for the renovation of the bare turf areas at a cost not to exceed \$1,545 and subject to the watering times being increased.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal for the annual tree maintenance as recommended by Vista Tree Service at a cost of \$3,150.

Website

The Board reviewed a solicitation from a company requesting to take over the domain registration. The Board took no action on this solicitation.

Newsletter

There was no report at this time.

OLD BUSINESS

Play Equipment

This item was postponed for the next meeting.

NEW BUSINESS

Google Group

It was noted that the Google Group has nothing to do with the association and that the Board Members and management have nothing to do with the content or monitoring of the group.

Reserve Study

It was noted that Barrera & Company will be starting the work on the Reserve Study.

CORRESPONDENCE

The Board reviewed the incoming and outgoing correspondence.

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ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned at 7:28 p.m.

Prepared by:

Elite Community Management

[Handwritten Signature] 8/10/16

~~Secretary~~ *President*

Date