

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

July 14, 2021

Directors Present: M. Grimes, P. Moulds, E. Jackson, D. Martin and M. Binkin

Directors Absent: None

Staff Present: D. Walters of Elite Community Management

CALL TO ORDER

Michael Grimes, President, called the meeting to order at 6:07 p.m. by Zoom.

HOMEOWNER FORUM

No owners called into the meeting

APPROVAL OF MINUTES

The minutes of the June 9, 2021 Regular Meeting of the Board of Directors and the June 14, 2021 Executive Meeting of the Board were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes as written.

It was noted that the executive meeting was held to address one matter of potential litigation.

FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the month ending June 30, 2021. Items reviewed were the assets, liabilities, reserves and bank statements in compliance with California Civil Code.

Delinquency Report

The Board reviewed the report as provided.

Bank Signers

Mr. Grimes reported that SDCCU has indicated that they need a death certificate to remove the deceased signer from the account and the remaining signer to go to the bank with the new signers. It was noted that a death certificate will not be provided by the family and that the Board needs to contact the bank to work it out.

MANAGEMENT REPORT

The Board reviewed the work orders issued since the last meeting and the Contract Tracking List.

COMMITTEE REPORTS

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Architectural/Rules

Ms. Binkin reported on applications received and processed.

The monthly neighborhood survey was postponed for an updated document from Ms. Jackson with suggestions for a new process.

The Board reviewed an application from 1447 Linda Sue for the installation of lights on the fascia of the front and back of the home. The Board was not in favor of lights all around the home.

Upon a motion duly made, and seconded, the Board unanimously denied the application from 1447 Linda Sue as submitted.

Ms. Moulds left the meeting at 6:43 p.m.

Landscape

It was noted that there may be a leak in the lower park area. Management will issue a work order to have it reviewed.

The Board discussed the common area at the corner of Jolina and Valleda and options for getting the irrigation working, etc.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Pacific Green Landscape to get the irrigation operational at Jolina and Valleda, including the replacement of the sprinkler heads, at a cost of \$1,900.

Website

It was noted that the site is down at this time due to Ms. Martin removing her information from the site. Mr. Grimes reported that he is working with an IT person to resolve the issue.

Newsletter

There was no report at this time.

OLD BUSINESS

Tennis Court Lights/Tot Lot Light

Mr. Grimes reported that the tennis court lights have been installed.

Tennis Court Fencing Anti-Climb Modifications

Mr. Grimes reported that this is pending schedule for installation by Richris.

Gutter Proposals

It was noted that this item is pending a proposal from Richris.

Wood Repair at Pool House and Bathroom Building

This item was postponed for review of the proposal that was just received.

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Card Key System – Status

It was noted that the administrator has been changed and that Ms. Moulds now has access to update they system and manage the key distribution.

Asphalt Proposals

The Board discussed the proposals. Mr. Grimes will make contact with the contractors to further discuss the extent of work. This item was postponed for the next meeting.

NEW BUSINESS

Chlorine Shortage Issue

The Board discussed the chlorine shortage and what that means for the pool hours/days if supplies get too low. The Board discussed the addition of a salt-chlorine generator to the pool, including the lead time and cost. This item was postponed.

Ms. Martin left the meeting at 7:18 p.m.

Holiday Decoration Definition – CC&R Legal Review

The Board agreed to take no action at this time on this item.

Reserve Study Proposal

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from SCT Reserve Consultants for a Level 2 Reserve Study at a cost of \$1,050.

Bulletin Board/Doggie Bag

Mr. Grimes reported that he does not believe he has the key to these items but will check all of the keys provided by Ms. Martin again. If he does not have it, he will have the locks changed.

Resolution for Transfers from Operating & Reserve Accounts

There was no need for a resolution at this time.

August Meeting

It was noted that all agenda items from the Board will need to be to management by July 28 for the August meeting.

CORRESPONDENCE

The Board reviewed the incoming and outgoing correspondence.

ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned to Executive Session at 7:30 p.m.

Prepared by:

Elite Community Management

no signature due to Covid

Secretary

Date