

**VILLANITAS
HOMEOWNERS ASSOCIATION**

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

June 8, 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 – 1609 Valleda

It was noted that there was no response to the notice, however there is action underway. The Board agreed to take no action to fine the owner but to request that an application be remitted for the work that is underway.

Hearing – 1513 Elon

The owner was not present, however did respond in writing to the notice.

Upon a motion duly made, and seconded, the Board unanimously agreed to an extension of 90 days to the owner of 1513 Elon for the completion of the necessary work.

Hearing – 1556 Valleda

The owner was not present nor did they respond to the notice. It was noted that the stairs and balcony remain 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 July meeting.

APPROVAL OF MINUTES

The minutes of the May 4, 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.

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FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the months ending March 31, 2016 and April 30, 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.

Upon a motion duly made, and seconded, the Board unanimously approved the filing of a lien on account #12862.

MANAGEMENT REPORT

The Board reviewed the work order history as provided by Elite Community Management.

COMMITTEE REPORTS

Architectural/Rules

The Board discussed the issue with some of the lawns in the community. The Board agreed to continue sending courtesy notices regarding lawn conditions.

Landscape

The Board discussed the options for the table areas to meet the requirements for going to recycled water.

Upon a motion duly made, and seconded, the Board unanimously agreed to use option 2B as provided by the Landscape Architect.

The Board agreed to have Vista Tree review all the trees in the community and make recommendation for the maintenance needs.

Website

There was no report at this time.

Newsletter

There was no report at this time.

OLD BUSINESS

Play Equipment

The Board reviewed information on proposed additions to the playground. The Board also reviewed information regarding the financial limits for new items. Mr. Kreutzer will look into other option for equipment.

Upon a motion duly made, and seconded, the Board unanimously approved the purchase of two umbrellas and bases for the tot lot at a cost not to exceed \$600.

NEW BUSINESS

Request to Use Pool

The Board reviewed a request from an owner for the La Costa Canyon High School Boys Water Polo Team to use the pool for lap swimming.

Upon a motion duly made, and seconded, the Board unanimously denied the request to allow the La Costa Canyon High School Boys Water Polo Team to use the community pool to swim laps.

Request for Party

The Board reviewed a request from an owner for use of the park for a party in accordance with the governing documents.

Upon a motion duly made, and seconded, the Board unanimously approved the request from 459 Dunsmore for use of the park for a party in accordance with the governing documents.

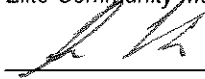
CORRESPONDENCE

The Board reviewed the incoming and outgoing correspondence.

ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned at 7:32 p.m.

Prepared by:
Elite Community Management


Secretary

7/13/16

Date