

**VILLANITAS
HOMEOWNERS ASSOCIATION**

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

June 14, 2017

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

Directors Absent: None

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 Wandering Road Park.

HOMEOWNER FORUM

The owners present expressed concern over one home, which the Board advised they are taking action on.

Hearing – 1556 Valleda

The owner was not present and did not respond to the hearing notice regarding the violations. It was noted that the balcony remains in place at the unit in violation of the governing documents and that the unit is listed on VRBO for rental less than 30 days. This item was postponed for Executive Session as a matter of potential litigation.

Hearing – 1431 Tzena

The owner was present and advised the Board that they had an issue with their service provider but have resolved the matter. The Board thanked the owner for the response and work performed. No further action was taken at this time.

Hearing – 1521 Linda Sue

The owner was present and it was noted that the issue with the yard has been resolved. The Board thanked the owner for attending. No further action was taken at this time.

Hearing -- 1510 Valleda

The owner was present and advised the Board that the lawn was addressed prior to receipt of the letter. The Board explained that can happen as the letters are not sent out the same day as the inspection is completed, but soon thereafter. The owner further advised that he allows the lawn to go to seed at least one time per year. The Board requested that the owner simply advise management when he intends to let it happen and thanked the owner for attending.

Hearing – 1607 Linda Sue

The owner was not present however did send a written response to the hearing notice advising that they were unable to attend and wished to reschedule. It was noted that the two issues were ongoing for more than six months and that the Board was not in favor of postponing the hearing.

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Upon a motion duly made, and seconded, the Board unanimously agreed to assess a fine of \$100 for the ongoing failure to complete the work from the approved Architectural Request and assess a fine of \$100 for parking of a trailer, boat, or other recreational items in front of the home in violation of the regulations, and schedule a subsequent hearing regarding the violations.

Hearing – 418 Recluse

The owner was present and acknowledged that they had been remiss in maintaining their yard. They added that they have completed some work, but there is still more to do and that they are working on it. The Board thanked the owner for their attendance and the work that has been done so far. No further action was taken at this time.

Hearing – 418 Recluse

The owner was not present, however did respond to the notice of hearing. It was noted that the issue has been resolved and no further action was taken at this time.

APPROVAL OF MINUTES

The minutes of the May 10, 2017 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, 2017. Items reviewed were the assets, liabilities, reserves and bank statements in compliance with California Civil Code, Section 1365.5.

Delinquency Report

The Board reviewed the report as provided. There was no action required at this time.

Autopay of Utilities & Insurance

Upon a motion duly made, and seconded, the Board unanimously agreed to set up the payments for the utilities and insurance on auto-payment.

MANAGEMENT REPORT

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

COMMITTEE REPORTS

Architectural/Rules

The Board reviewed the fence installed at 1638 Valleda Lane and noted that general information for a wall and fence was on the plans remitted. It was further noted that the owner has made the requested changes. The Board agreed that there was no further action required.

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Landscape

The Board reviewed the updated estimate from Pacific Green and a draft ballot for the capital improvement of going to recycled water. It was agreed that the Board will work on the detail information on cost, benefit, return, etc. and get the information to management in order to finalize the ballot.

Website

There was no report at this time.

Newsletter

It was noted that Ms. Grimes resigned from publishing the newsletter. Mr. Atkins agreed to step in and put together information for distribution in a quarterly newsletter.

OLD BUSINESS

Play Equipment

The Board reviewed revised information on equipment choices that do not require a change to the ground material. The Board agreed to move forward with the purchase, as it is within the costs previously approved by the Board.

NEW BUSINESS

Reserve Study

It was noted that information will be sent to Barrera and Company for completion of the Reserve Study.

Poll of Community Regarding Various Items

This item was postponed for the next meeting.

CORRESPONDENCE

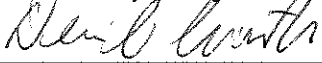
The Board reviewed the incoming and outgoing correspondence.

ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned to Executive Session at 7:55 p.m.

Prepared by:

Elite Community Management



7/12/17

~~Secretary~~ - PRESIDENT

Date