

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

June 12, 2019

Directors Present: D. Martin, O. Canler, and M. Grimes

Directors Absent: L. Ansley and E. Jackson

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 San Diego County Credit Union Community Room.

HOMEOWNER FORUM

There were no comments at this time.

BOARD ORGANIZATION

Upon a motion duly made, and seconded, the Board unanimously appointed Denise Martin as President, Michael Grimes as Vice President, Olivier Canler as Treasurer, and Erica Jackson as Secretary.

HEARINGS

1423 Linda Sue

It was noted that the maintenance has been completed. There was no further action required.

434 Raphael

It was noted that the yard maintenance has been completed. There was no further action required.

1452 Valleda

The owner was not present and did not respond to the hearing notice. It was noted that the requested maintenance has not yet been completed. This item was postponed for Executive Session.

1556 Valleda

The owner was not present but did respond in writing to the notice. It was noted that the owner intends to have the maintenance completed next week. This item was postponed for Executive Session.

APPROVAL OF MINUTES

The minutes of the May 7, 2019 Regular Meeting of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes.

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FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the month ending April 30, 2019. 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. There was no action required at this time.

MANAGEMENT REPORT

The Board reviewed the work orders issued since the last meeting.

COMMITTEE REPORTS

Architectural/Rules

The Board discussed a concern regarding the material used to cover the pergola at 424 Recluse.

Upon a motion duly made, and seconded, the Board unanimously agreed that the owner must remove the metal covering/roof on the pergola, as it was not on the approved plans.

The committee reported to the Board on their review of the yard at 1507 Elon. The committee's recommendation is that additional plants be required to fill in the bare areas of the yard. The Board requested that the committee provide management with the specific number and size of the plants to so advise the owner.

Landscape

Mr. Grimes met with the landscape contractor to review the turf in the park. It was noted that there is a plan of action and he is awaiting a schedule.

The discussion on a tree removal and replacement plan was postponed for the next meeting.

Website

It was noted that the documents on the website have been updated.

Newsletter

There was no report at this time.

OLD BUSINESS

Tennis Court Repair/Resurface

It was noted that the repairs are pending scheduling.

Driveway Gates

The Board reviewed options for gates, as well as other options for dealing with the concerns at the park. This item was postponed for the next meeting.

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NEW BUSINESS

Janitorial Proposals

The Board reviewed the proposals and the specifications that were sent to each contractor.

Upon a motion duly made, and seconded, the Board unanimously agreed to give 30 notice to Personal Touch and approved the proposal from DAPA Services, Inc. for janitorial service 1x/week in the winter at \$315 per month and 2x/week in the summer at \$545 per month.

Reserve Study Proposal

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from SCT Reserve Consultants, Inc. for the preparation of a Level 3 Reserve Study at a cost of \$500.

July Meeting

It was noted that due to scheduling of the Community Room, the next meeting would be held on July 8, 2019.

Resolution for Transfers from Operating & Reserve Accounts

It was noted that a resolution was not needed this month.

CORRESPONDENCE

The Board reviewed the incoming and outgoing correspondence. The Board discussed a gift for the outgoing Board member, Todd Atkins.

Upon a motion duly made, and seconded, the Board unanimously approved the purchase of a \$100 gift card as a gift for outgoing Board member, Todd Atkins.

ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned at 7:24 p.m.

Prepared by:

Elite Community Management

Secretary

Date

 7/8/19