

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

June 10, 2020

Directors Present: D. Martin, M. Grimes, C. Moser, and E. Jackson

Directors Absent: P. Moulder

Others Present: D. Walters of Elite Community Management

CALL TO ORDER

Denise Martin, President, called the meeting to order at 7:01 p.m. by Google Meets.

HOMEOWNER FORUM

One owner called into the meeting to discuss the pool re-opening plan.

Hearings – 1556 Valleda, 1602 Valleda, 1517 Linda Sue

The owners did not call into the meeting. The Board postponed the hearings for Executive Session following the meeting.

APPROVAL OF MINUTES

The minutes of the May 13, 2020 Regular Meeting of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes.

FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the month ending April 30, 2020. 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.

MANAGEMENT REPORT

The Board reviewed work orders that have been issued and that need to be issued.

COMMITTEE REPORTS

Architectural/Rules

There was no report at this time.

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Landscape

The Board reviewed the Punchlist from Pacific Green Landscape. Management advised that a calendar for the application of fertilizer has been provided.

Website

Ms. Martin reported that she has updated the website.

Newsletter

It was noted that the first newsletter has gone out by email. The Board discussed items to include in the next newsletter, noting that because of the frequent changes due to Covid19, they will be more frequent for the time being.

OLD BUSINESS

Status of Covid19 Mandates and Facility Closures

The Board was provided with information from the city, county, and state regarding the requirements for opening, information from the janitorial contractor regarding cost for increased visits, and management's recommendation that they comply with all requirements. The Board discussed items to implement.

Upon a motion duly made, and seconded, the Board agreed that Ms. Martin will complete the Safe Reopening Plan for posting, two gallons of Turbo Kill would be purchased through Dapa Janitorial, Mr. Grimes will purchase spray bottles that will be tied to the fence and a paper towel dispenser which will be installed for self-sanitation of items, the pool capacity will be reduced to 25% of current, 6' marks will be on the ground for furniture placement with extra furniture stored for the time being, and signage will be obtained and posted.

Termite Inspection

This item was postponed indefinitely.

Request for Little Free Library

This item was postponed indefinitely.

NEW BUSINESS

Election Outcome

It was noted that the Annual Meeting was held immediately prior to this meeting and that the vote count was Michael Grimes, 81; Patti Moulds, 27; Georg Capielo, 8; Andrew Moe, 1; Laura Greer, 1; and Lorraine Butler, 1. Michael Grimes and Patti Moulds were voted in and each will serve a two-year term. The IRS Revenue Ruling 70-604 Election passed with a vote of 67 to 0.

Reserve Study

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

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Deck Recoating

This item was postponed for the next meeting.

Deck Powerwashing

This item was postponed for the next meeting.

Acid Wash of Pool

This item was postponed for the next meeting.

Resolution for Transfers from Operating & Reserve Accounts

A resolution was not needed at this time.

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 8:13 p.m.

Prepared by:

Elite Community Management

No Signature due to Covid

Secretary

Date