

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

June 9, 2021

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

Directors Absent: D. Martin

Staff Present: D. Walters of Elite Community Management

CALL TO ORDER

Michael Grimes, President, called the meeting to order at 6:15 p.m. by Zoom.

HOMEOWNER FORUM

No owners called into the meeting

APPROVAL OF MINUTES

The minutes of the May 19, 2021 Regular Meeting of the Board of Directors and the May 19, 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 five matters of member discipline.

FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the month ending May 31, 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.

MANAGEMENT REPORT

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

COMMITTEE REPORTS

Architectural/Rules

The Board reviewed the appeal of the architectural application denial to 1619 Linda Sue.

A motion was duly made, and seconded, to overturn the denial. Mr. Grimes and Ms. Moulds opposed the motion, therefore the motion failed and the denial upheld.

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The Board discussed the resignation of Ms. Martin from the committee. It was noted that Ms. Grimes has agreed to remain a member.

Upon a motion duly made, and seconded, the Board unanimously appointed Erica Jackson as the third member of the Architectural Committee.

The monthly neighborhood review was discussed. Ms. Jackson will prepare and provide suggestion for new process for Board review at the next meeting.

Landscape

It was noted that the park area is looking very nice at this time. The Board reviewed the proposal for the trimming of two trees in the open space at Jolina and Valleda.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Vista Tree Service, Inc. for the trimming of one eucalyptus and one Brazilian pepper tree at a cost of \$765.

Website

There was no report at this time. Ms. Moulds volunteered to assist with the maintenance of the website.

Newsletter

Ms. Jackson reported that the draft will be forwarded following this meeting.

OLD BUSINESS

Status of Covid19 Mandates

It was noted that mandates have not changed but that new information will be coming from the state June 15.

Tennis Court Lights/Tot Lot Light

Mr. Grimes reported that the tennis court lights would be completed on Friday and that he will inquire of the electrician from Ferandell about the tot lot light.

Tennis Court Fencing Anti-Climb Modifications

Mr. Grimes reported that he has purchased the parts. Ms. Walters reported that Richris has been advised of the purchase and need to obtain from Mr. Grimes for installation.

Pickle Ball Options

The Board discussed the proposal and that only one owner has contacted the association regarding this matter. The Board agreed to take no further action on this item.

Gutter Proposals

It was noted that a request has been sent to Richris.

Asphalt Proposals

It was noted that two proposals have been received and one is pending receipt.

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Wood Repair at Pool House and Bathroom Building

It was noted that a request has been sent to Richris.

Collection Services

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Delphi Law Group, LLP for Assessment Collections Services.

NEW BUSINESS

Hearings – 1602 Valleda & 1663 Linda Sue

It was noted that one owner has responded in writing and the matter will be addressed within 30 days. The Board further reviewed both items and agreed that no action would be taken.

Upon a motion duly made and seconded, the Board unanimously agreed to allow the fence at 1602 Valleda Lane remain, as it has been there for several years.

Pool Contract

Upon a motion duly made, and seconded, the Board unanimously approved the increase of \$35.00 per month to the pool maintenance contract with Nelson & Sons.

Revision to Contract Award Letters and New Contract Tracking System

It was noted that there are not "Contract Award Letters" issued, just the signed proposals returned to the contractor. It was further noted that scheduling is up to the individual contractor. The Board requested that a start date be requested when an approval is sent to a contractor and that the approved items be tracked on a spreadsheet for follow up.

Functionality of Card Key System/Pool Use Hours

It was noted that this is pending correction of the system for programming. Mr. Grimes will follow up with Ms. Martin and ADT.

Sprinklers Serving the Corner of Jolina and Valleda

The Board discussed activating the irrigation at the corner of Jolina and Valleda. It was requested that a cost estimate be obtained from Pacific Green for the repairs necessary to reactivate the irrigation. The Board will then review and determine if it is feasible.

House Number Size

The Board discussed the house number size at 1534 Tzena Way. It was noted that the change was included in an application that the owners submitted and was approved by the committee in 2019. The Board agreed that no further action will be taken.

Resolution for Transfers from Operating & Reserve Accounts

There was no need for a resolution at this time.

CORRESPONDENCE

The Board reviewed the incoming and outgoing correspondence.

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ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned at 8:10 p.m.

Prepared by:

Elite Community Management

no signature due to covid

Secretary

Date