

# VILLANITAS HOMEOWNERS ASSOCIATION

## REGULAR MEETING OF BOARD OF DIRECTORS

### MINUTES

March 13, 2019

**Directors Present:** D. Martin, O. Canler, M. Grimes, T. Atkins and L. Ansley

**Directors Absent:** None

**Others Present:** D. Walters of Elite Community Management

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### 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

One owner was present to discuss the notice that they received regarding yard maintenance and to get clarification.

### HEARINGS

#### 1504 Valleda

It was noted that the issue with the refuse containers has been resolved. There was no further action required.

#### 1531 Elon

It was noted that the owner has submitted an architectural request to modify the unapproved changes to the home and that the committee has approved the application. There was no further action required.

#### 433 Recluse

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

### APPROVAL OF MINUTES

The minutes of the January 15, 2019 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

It was noted that the December 2018 Financials were emailed to the Board in January for review and that the January 2019 Financials were sent to the Board for review in February per Civil Code.

The Board reviewed the financials for the month ending February 28, 2018. Items reviewed were the assets, liabilities, reserves and bank statements in compliance with California Civil Code.

**VILLANITAS HOMEOWNERS ASSOCIATION**

**March 13, 2019**

**Page -Two-**

Delinquency Report

The Board reviewed the report as provided.

Upon a motion duly made, and seconded, the Board unanimously agreed to place a lien on account #27458.

**MANAGEMENT REPORT**

There were no 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. It was noted that the pergola was on the plans that were approved three years ago, however the material that has been placed on top was not in the plans or approved. Two of the Board members had not seen the item and it was agreed to postpone this item for the next meeting so that the other Board members could review before making a decision.

Landscape

The Board discussed the irrigation to the open space. It was noted that the meters have been locked and that there is no way to know the extent of the repairs needed to the irrigation in the area. It was further noted that the majority of the plant material only requires seasonal water which is why the irrigation to the area was shut off many years ago. The Board agreed to take no action to restore the irrigation at this time.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Pacific Green for the over-seeding of the turf in the park at a cost of \$2,908.

Website

There was no report at this time.

Newsletter

There was no report at this time.

**OLD BUSINESS**

Playground Repairs

It was noted that the repairs have been completed.

Tennis Court Repair/Resurface

The Board reviewed proposals from Match Point and Ferandell for the tennis court refinishing and from Richris for the painting of the retaining wall and the light posts. This item was postponed for the next meeting and for Mr. Grimes to contact the service providers for additional information.

**NEW BUSINESS**

**VILLANITAS HOMEOWNERS ASSOCIATION**

**March 13, 2019**

**Page -Three-**

Annual Meeting - April

It was noted that the Annual Meeting of the Members is scheduled for April 10, 2019

Inspector(s) of Election

**Upon a motion duly made, and seconded, the Board unanimously appointed Dawn Walters as the Inspector of Election for the upcoming Annual Meeting of the Members and election of directors.**

Inquiry from Owner

The Board reviewed and inquiry from an owner regarding a judgement from 1980. It was noted that the parties to the judgement were the owner and Ponderosa Homes. The Board members do not have any information or knowledge of what it might be. It was noted that the association does not appear to be a party to the issue and that owner will need to research the item.

Activity in Park

The Board discussed some questionable activity taking place in the parking lot at the park. It was noted that Ms. Martin has made a request of the Encinitas Sheriff Department to make additional patrols of the area. The Board discussed various mechanisms for attempting to control access to the area. Ms. Martin will forward to management specifications for possible gates in order to obtain a proposal.

Pool Heating

**Upon a motion duly made, and seconded, the Board unanimously agreed to begin heating the pool on March 23, 2019.**

Annual Financial Report

The Board reviewed the report as prepared by Daniel J. Leonard, III, CPA. It was noted that the report would be mailed to all owners in accordance with Civil Code.

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.

**ADJOURNMENT**

There being no further business to bring before the Board, the meeting was adjourned at 8:00 p.m.

Prepared by:

*Elite Community Management*

 5-7-19

Secretary

Date