

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

March 10, 2021

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

Directors Absent: D. Martin

Staff Present: D. Walters of Elite Community Management

CALL TO ORDER

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

HOMEOWNER FORUM

No homeowners had called into the meeting at this time.

Hearings –1543 Valleda, 1556 Valleda

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

APPROVAL OF MINUTES

The minutes of the February 10, 2021 Regular Meeting of the Board of Directors and the February 10, 2021 Executive Session were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes as corrected.

It was noted that the Executive Session was held to conduct two hearings, resulting in the assessment of two fines.

FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the month ending February 28, 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.

Upon a motion duly made, and seconded, the Board unanimously agreed to lien account #12862.

MANAGEMENT REPORT

There were no new work orders issued since the last meeting.

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COMMITTEE REPORTS

Architectural/Rules

There was no report at this time.

Owner Appeal of Denial

The Board reviewed an appeal from the owner of 1436 Tzena Way regarding the denial of their application for a picket style fence.

Upon a motion duly made, and seconded, the Board unanimously denied the appeal from the owner of 1436 Tzena Way and upheld the denial by the Architectural Committee.

Landscape

The Board reviewed the Punchlist as provided by Pacific Green.

Website

There was no report at this time.

Newsletter

It was noted that a newsletter was just sent out to those members who have signed up for the blast. Mr. Grimes asked that the draft be sent to all Board members for input prior to publication.

OLD BUSINESS

Status of Covid19 Mandates

It was noted that mandates have not changed. The Board discussed requirements for cleaning, monitoring, etc. in order to open the facilities. The Board agreed to do further investigation on the tot lot issue.

Upon a motion duly made, and seconded, the Board unanimously agreed to purchase three hand sanitizer stations, one for each restroom and one for the exterior of the bathroom building, and two gallons of hand sanitizer at a cost of \$343.75.

Landscape Contract

The Board reviewed the spreadsheet prepared by Ms. Jackson. Ms. Jackson will add Pacific Green's information to the spreadsheet and resend for Board review. This item was postponed for the next meeting.

Pool Heat Schedule

Upon a motion duly made, and seconded, the Board unanimously agreed to reopen the pool as of March 27, 2021, keeping with normal practice.

NEW BUSINESS

Tennis Court Fence

The Board reviewed the cost estimate from Richris for the installation of extension arms with wire on the tennis court fence.

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Upon a motion duly made, and seconded, the Board unanimously approved the estimate from Richris Maintenance for the installation of extension arms with wire on the tennis court fence at a cost of materials plus 15% and labor charges not to exceed \$500.

ADT Contract

The Board reviewed information regarding an increase of \$10.80 per month on the contract with ADT.

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.

ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned to Executive Session at 7:11 p.m.

Prepared by:

Elite Community Management

no signature due to covid

Secretary

Date