

# VILLANITAS HOMEOWNERS ASSOCIATION

## REGULAR MEETING OF BOARD OF DIRECTORS

### MINUTES

May 4, 2016

**Directors Present:** D. Martin, J. Schwartz, O. Canler, L. Grimes and A. Kreutzer

**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 419 Jolina Way.

### **HOMEOWNER FORUM**

There were no owners present at this time.

### **APPROVAL OF MINUTES**

The minutes of the March 9, 2016 Regular Meeting of the Board of Directors and the April 13, 2016 Special Meeting of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes as written.

### **FINANCIAL REPORT**

#### Financial Report

This item was postponed for the next meeting.

#### Delinquency Report

This item was postponed for the next meeting.

### **MANAGEMENT REPORT**

The Board reviewed the work order history as provided by Elite Community Management.

### **COMMITTEE REPORTS**

#### Architectural/Rules

There was no report at this time.

#### Landscape

The Board reviewed the punch list from Pacific Green Landscape.

#### Website

There was no report at this time.

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Newsletter

There was no report at this time.

**OLD BUSINESS**

Play Equipment

The Board reviewed information on proposed additions to the playground. This item was postponed so that the Board could review other options on equipment and obtain the opinion of the reserve analyst regarding capital improvements vs. replacement reserves.

**NEW BUSINESS**

Arbor Repair

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from D.B. Ehret Services for the repair of the arbor in the pool area at a cost of \$885.

Meeting Time

It was agreed that the meeting time shall remain at 6:15 p.m.

**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 7:08 p.m.

Prepared by:

*Elite Community Management*

 6/8/16

Secretary

Date