

# VILLANITAS HOMEOWNERS ASSOCIATION

## REGULAR MEETING OF BOARD OF DIRECTORS

### MINUTES

May 10, 2017

**Directors Present:** D. Martin, O. Canler, A. Kreutzer, L. Grimes and T. Atkins

**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 6:20 p.m. at the San Diego County Credit Union Community Room.

### **HOMEOWNER FORUM**

The owners present expressed concern over one home, which the Board advised they are taking action on.

#### Hearing – 1634 Linda Sue

The owner was present and remitted a written response to the notice. The Board thanked the owner for the response and work performed to date. No further action was taken at this time.

#### Hearing – 450 Jolina

The owner was present and it was noted that an Architectural Request has been submitted. The Board thanked the owner for attending. No further action was taken at this time.

#### Hearing – 1556 Valleda Lane

The owner was not present and did not respond to the hearing notice regarding the violation. It was noted that the balcony remains in place at the unit in violation of the governing documents.

**Upon a motion duly made, and seconded, the Board unanimously agreed to assess an additional fine of \$250 to the owner of 1556 Valleda and to continue to suspend their access to the common area facilities for the ongoing violation of the governing documents in regard to the unapproved balcony and to schedule a subsequent hearing for the next regular meeting of the Board of Directors.**

#### Hearing – 1513 Elon

The owner was not present however their representative contacted management regarding the issue.

**Upon a motion duly made, and seconded, the Board unanimously agreed to give the owners of 1513 Elon Lane 90 days to complete the necessary maintenance of the landscape.**

#### Hearing – 1607 Linda Sue Lane

The owner was not present however they did not respond in writing to the hearing notice regarding the violation.

Upon a motion duly made, and seconded, the Board unanimously agreed to reinstate the previous fine of \$100, assess a fine of \$100 for the ongoing failure to complete the work from the approved Architectural Request, assess a fine of \$100 for parking their boat in front of the home in violation of the regulations, and schedule a subsequent hearing regarding the architectural work that is not yet completed.

#### APPROVAL OF MINUTES

The minutes of the March 20, 2017 Regular Meeting of the Board of Directors and the April 1, 2017 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

The Board reviewed the financials for the month ending March 31, 2017. Items reviewed were the assets, liabilities, reserves and bank statements in compliance with California Civil Code, Section 1365.5.

##### Delinquency Report

The Board reviewed the report as provided. There was no action required at this time.

#### 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 information from Olivenhain regarding the extension of the reclaimed water line. The Board requested that an updated proposal be obtained from Pacific Green.

##### Website

There was no report at this time.

##### Newsletter

The Board reviewed information to include in the next newsletter regarding perception v. reality.

#### OLD BUSINESS

##### Janitorial Contract Addition

The Board reviewed information from ResCom to add the purchase of Fido Baggies and restocking the dispensers. It was agreed that the Board would continue to perform this duty.

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**NEW BUSINESS**

Request to Increase the Pool Heat Schedule

The Board discussed conducting a poll of the community regarding heating of the pool, garage sales, etc. It was agreed to postpone this item for the next meeting.

Request for Extension of Time – 1636 Elon Lane

Upon a motion duly made, and seconded, the Board unanimously approved the request from 1636 Elon Lane for a 90 day extension for the completion of the necessary maintenance on the home.

Refuse Container Placement and Parking

The Board reviewed a letter from an owner regarding the placement of their refuse containers due to the parking of vehicles.

**CORRESPONDENCE**

The Board reviewed the incoming and outgoing correspondence.

Upon a motion duly made, and seconded, the Board unanimously approved the purchase of new chairs, lounges, umbrellas and stands for the pool area at a cost not to exceed \$1,500.

Upon a motion duly made, and seconded, the Board unanimously approved the purchase of a \$100 gift card as a thank you to Justin Schwartz for his time on the Board.

**BOARD ORGANIZATION**

Upon a motion duly made, and seconded, the Board appointed Denise Martin as President, Linda Grimes as Vice President, Andrew Kreutzer as Secretary, and Olivier Canler as Treasurer.

Upon a motion duly made, and seconded, the Board unanimously agreed that the signers on the Mutual of Omaha Operating Account are to be the Officers of the Association and Mr. Chris Hodge of Elite Community Management.

**ADJOURNMENT**

There being no further business to bring before the Board, the meeting was adjourned at 7:56 p.m.

Prepared by:  
*Elite Community Management*

 6/14/17

Secretary

Date