

**VILLANITAS
HOMEOWNERS ASSOCIATION**

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

May 9, 2018

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

Directors Absent: None

Others Present: D. Walters of Elite Community Management

CALL TO ORDER

Denise Martin, President, called the meeting to order at 6:23 p.m. at the San Diego County Credit Union Community Room.

HOMEOWNER FORUM

No owners were present at this time.

Hearing – 402 Jolina

The owner was not present but did respond in writing to the hearing notice regarding a maintenance issue. Action on this item was postponed for Executive Session as a matter of member discipline.

Hearing – 1532 Valleda

The owner was not present but they did respond in writing to the hearing notice regarding a maintenance issue and an issue with the trash cans being left out. Action on this item was postponed for Executive Session as a matter of member discipline.

APPROVAL OF MINUTES

The minutes of the March 14, 2018 Regular Meeting of the Board of Directors and the minutes of the March 14, 2018 Executive Session of the Board of Directors 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 regarding four matters of member discipline resulting in fines being assessed to three members and one item being resolved.

BOARD ORGANIZATION

Upon a motion duly made, and seconded, the Board unanimously appointed Denise Martin as President, Todd Atkins as Vice President, Olivier Canler as Treasurer, and Michael Grimes as Secretary.

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FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the month ending March 31, 2018 and April 30, 2018. 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.

It was noted that Ms. Martin will be ordering a batch of 100 key fobs.

COMMITTEE REPORTS

Architectural/Rules

Upon a motion duly made, and seconded, the Board unanimously appointed Linda Grimes as the Architectural Chairperson and Denise Martin and Michael Grimes as members of the Committee.

Landscape

It was noted that the conversion to recycled water is completed and the first bill has come in from the water district.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Pacific Green Landscape for the over-seeding of the turf at a cost of \$1,075.

Website

There was no report at this time.

Newsletter

Mr. Ansley agreed to consider taking over the newsletter.

OLD BUSINESS

Poll of Community

The Board reviewed an analysis prepared by Mr. Canler on the cost to heat the pool for the 4 ½ months that it is currently not heated. The Board agreed to postpone this item so that Mr. Grimes can contact a consultant to obtain more information about the winter heat loss.

NEW BUSINESS

Thank You Gifts for Outgoing Board Members

Upon a motion duly made, and seconded, the Board unanimously agreed to an outgoing gift of \$150 gift card for Ms. Grimes and Mr. Kreutzer.

Request for Replacement Fob

Ms. Martin reported that she has taken care of this matter with the owner.

Request to Reconsider Fine

The Board reviewed a letter from the owner of 449 Zarina Lane regarding the fine assessed and the resolve of the issue with the trash cans prior to the meeting.

Upon a motion duly made, and seconded, the Board unanimously agreed to reverse the fine assessed to 449 Zarina Lane.

Janitorial Proposals

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Personal Touch Cleaning for weekly service of the pool area, tot lot and park area at a cost of \$187 per month.

CORRESPONDENCE


The Board reviewed the incoming and outgoing correspondence and directed management to respond further to one owner.

ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned to Executive Session at 8:00 p.m. to discuss two items of member discipline.

Prepared by:

Elite Community Management

 6-13-18
Secretary Date