VILLANITAS
HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

May 13, 2020

Directors Present: D. Martin, M. Grimes, L. Ansley, and E. Jackson

Directors Absent: None

Others Present: D. Walters of Elite Community Management

CALL TO ORDER
Denise Martin, President, called the meeting to order at 6:17 p.m. by teleconference.

HOMEOWNER FORUM
No owners called into the meeting.

APPROVAL OF MINUTES

The minutes of the February 12, 2020 Regular Meeting of the Board of Directors and the March 4, 2020 Special 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
The financial reports for January 31, 2020 were sent to the Board in March and those for February 29, 2020 were sent to the Board in April for review in accordance with Civil Code requirements.

The Board reviewed the financials for the month ending March 31, 2020. 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. The Board discussed scheduling hearings with those owners that are delinquent in order to suspend privileges.

MANAGEMENT REPORT
The Board reviewed work orders that have been issued and that need to be issued.

COMMITTEE REPORTS

Architectural/Rules
There was no report at this time.

Landscape
The Board discussed the need to have a calendar from Pacific Green with when items from the contract will be addressed.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Pacific Green Landscape for the split of the irrigation in the lower area of the park at a cost of $1,625.00.

The Board reviewed correspondence from an owner regarding the area along Jolina Way where there is declining ice plant. It was noted that the irrigation in the area has been shut off for years and a new system would need to be put in in order to restore irrigation. The Board discussed options to clean up the area and maybe put down mulch to cover the bare areas.

Upon a motion duly made, and seconded, the Board unanimously agreed to have Pacific Green go out to the area to clear out dead material and review the open space with Ms. Jackson for an estimate of the trimming and maintenance needs.

Website
There was no report at this time.

Newsletter
The Board discussed items to include in the next newsletter.

OLD BUSINESS

Termite Inspection
This item was postponed for the next meeting.

Request for Little Free Library
This item was postponed for the next meeting.

NEW BUSINESS

Request to Join Association
The Board reviewed a letter from a neighboring community inquiring about the possibility of joining the association.

Upon a motion duly made, and seconded, the Board declined the request of Summerhill Homeowners Association to join in use of the Villanitas facilities. Mr. Ansley abstained.

Facility Closure due to Covid-19 Mandates

Upon a motion duly made, and seconded, the Board ratified the unanimous emergency action taken by the Board on March 24, 2020 to close the facilities due to the Covid-19 mandates.

Status of Covid-19 Mandates and Facility Closures

The Board discussed the slow opening of parks and businesses and the possible opening of recreational facilities. The Board further discussed the possible mandates and costs associated with opening facilities once the City, County and State mandates are relaxed. It was requested that management contact the janitorial company for a cost per area for sanitation, etc.

Upon a motion duly made, and seconded, the Board unanimously agreed to take action by email regarding facilities opening, should information be obtained and mandates be lifted prior to the next meeting.

Board Vacancy/Appointment

The Board noted that Mr. Canler has passed away leaving a vacancy on the Board. The Board discussed their authority to appoint a replacement for the balance of his term.

Upon a motion duly made, and seconded, the Board unanimously appointed Ms. Christine Moser to fill the balance of the term vacated by Mr. Canler's passing.

Annual Meeting Postponement

Due to the ban on gatherings and the requirement that owners be able to witness the opening and tabulation of ballots, the Annual Meeting originally scheduled for today was postponed to June 10. The Board discussed how to comply with the requirements and determined that the Annual Meeting will be held through Google Meets. Ms. Martin and management will prepare and post the required notice to members.

Resolution for Transfers from Operating & Reserve Accounts

A resolution was not needed 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 at 8:26 p.m.

Prepared by:
Elite Community Management

No Signature due to Covid

Secretary Date