

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

June 13, 2018

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

Directors Absent: T. Atkins

Others Present: D. Walters of Elite Community Management

CALL TO ORDER

Denise Martin, President, called the meeting to order at 6:15 p.m. at the San Diego County Credit Union Community Room.

HOMEOWNER FORUM

No owners were present at this time.

Hearing – 411 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 – 1510 Linda Sue

The owner was not present and did not 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 – 444 Dunsmore

The owner was not present and did not 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 – 1531 Elon

The owner was not present and did not 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. Action on this item was postponed for Executive Session as a matter of member discipline.

APPROVAL OF MINUTES

The minutes of the May 9, 2018 Regular Meeting of the Board of Directors and the minutes of the May 9, 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 written.

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It was noted that the Executive Session was held regarding two matters of member discipline resulting in fines being assessed to one member and one item being resolved.

FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the month ending May 31, 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.

Upon a motion duly made, and seconded, the Board unanimously approved a lien on account 12865.

MANAGEMENT REPORT

The Board reviewed the work order history as provided by Elite Community Management. It was requested that the janitorial service be contacted regarding their service day.

It was noted that some furniture has had to be removed from the pool due to damage.

Upon a motion duly made, and seconded, the Board unanimously approved an amount not to exceed \$1000 for the purchase of replacement pool furniture.

COMMITTEE REPORTS

Architectural/Rules

There was no report at this time.

Landscape

The Board discussed the need to obtain a proposal from Vista Tree Service for the annual maintenance and requested that Ms. Grimes contact them to schedule the inspection.

Website

Ms. Martin reported that the website is completely updated at this time.

Newsletter

Mr. Ansley reported that he is working on compiling information to include in a newsletter.

OLD BUSINESS

Poll of Community

Mr. Grimes reported that the consultant that he contacted has not responded. The Board agreed to move forward with a poll of the community regarding heating of the pool year round with an increase in dues of \$10 per unit per month.

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NEW BUSINESS

Reserve Study Proposals

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from SCT Reserve Consultants, Inc for a Level 2 Reserve Study at a cost of \$950.

Pool Acid Feeder Installation

Upon a motion duly made, and seconded, the Board unanimously post-approved the installation of an acid feeder pump on the pool at a cost of \$512.

Request for Extension of Time – 1436 Tzena

The Board reviewed a letter from the owner and requested that management obtain the opinion of legal counsel prior to responding to the owner.

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 7:22 p.m. to discuss five items of member discipline.

Prepared by:

Elite Community Management

 7-11-18

Secretary

Date