

**VILLANITAS  
HOMEOWNERS ASSOCIATION**

**REGULAR MEETING OF BOARD OF DIRECTORS**

MINUTES

November 2, 2016

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

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 the San Diego County Credit Union Community Room.

HOMEOWNER FORUM

Hearings – 1556 Valleda

The owner was not present and did not respond to the hearing notice on either violation. It was noted that the stairs have been removed but the balcony remains in place at the unit in violation of the governing documents and that the yard maintenance continues to be of issue.

Upon a motion duly made, and seconded, the Board unanimously agreed to assess a fine of \$250 to the owner of 1556 Valleda and 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 November meeting.

Upon a motion duly made, and seconded, the Board unanimously agreed to assess a fine of \$100 to the owner of 1556 Valleda for the ongoing violation of the yard maintenance requirement and to schedule a subsequent hearing for the November meeting.

Hearing – 1531 Elon Lane

The owner was not present however did respond in writing to the notice. Ms. Grimes will follow up.

Hearing – 1601 Linda Sue Lane

The owner was not present however did respond in writing to the notice. Ms. Grimes will follow up.

APPROVAL OF MINUTES

The minutes of the October 12, 2016 Regular Meeting 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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**FINANCIAL REPORT**

Financial Report

The financial report for the month ending October 31, 2016 was not yet available due to the early schedule of the meeting.

Delinquency Report

The Board reviewed the report as provided. There was no action require 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

Upon a motion duly made, and seconded, the Board unanimously approved the renewal of the contract with Pacific Green Landscape at a cost of \$1,597 per month.

Website

There was no report at this time.

Newsletter

There was no report at this time.

**OLD BUSINESS**

Play Equipment

Upon a motion duly made, and seconded, the Board unanimously approved the purchase of new items before the end of the year for the tot lot at a cost not to exceed \$8,500.

**NEW BUSINESS**

Request for Extension on Maintenance -1633 Valleda

Upon a motion duly made, and seconded, the Board unanimously agreed to give the owner of 1633 Valleda until spring to do the necessary maintenance on the home.

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Management Contract Renewal

Upon a motion duly made, and seconded, the Board unanimously approved the contract renewal with Elite Community Management at a cost of \$2,695 per month.

December Meeting

The Board agreed to not hold a meeting in December due to schedule conflicts.

**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 7:16 p.m.

Prepared by:  
*Elite Community Management*

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Secretary

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Date