

# VILLANITAS HOMEOWNERS ASSOCIATION

## REGULAR MEETING OF BOARD OF DIRECTORS

### MINUTES

November 14, 2018

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

**Directors Absent:** T. Atkins

**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**

There were no comments from the owners at this time.

#### **Hearing – 1531 Elon**

The owner was not present and did not respond in writing to the hearing notice regarding the exterior renovations that were done without obtaining architectural approval. Action on this item was postponed for Executive Session as a matter of member discipline.

#### **Hearing – 1556 Valleda**

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

#### **Hearing – 1542 Elon**

The owner was present to discuss the yard maintenance needs at the home. The owner advised of the actions that he has taken to address the issues. Action on this item was postponed for Executive Session as a matter of member discipline.

#### **Hearing – 1507 Elon**

The owner responded in writing to the hearing notice. It was noted that the owner had submitted an application which was approved but the owner did not receive the approval. The approval has been forwarded to the owner and will be completed within the month. Action on this item was postponed for Executive Session as a matter of member discipline.

#### **Hearing – 1422 Valleda**

The owner was present to discuss the unauthorized yard renovations at the home. The owner advised the Board that the new tree and turf are exactly what was there previously. Action on this item was postponed for Executive Session as a matter of member discipline.

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**APPROVAL OF MINUTES**

The minutes of the October 10, 2018 Regular Meeting of the Board of Directors and the minutes of the October 10, 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.

It was noted that the Executive Session was held regarding six matters of member discipline resulting in a fine being assessed to three members, privileges being suspended to one member, and two items being resolved.

**FINANCIAL REPORT**

Financial Report

The Board reviewed the financials for the month ending October 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.

**MANAGEMENT REPORT**

The Board reviewed the work order history as provided by Elite Community Management.

**COMMITTEE REPORTS**

Architectural/Rules

It was noted that an architectural application has been received from the owner of 1435 Tzena and that the fine will be reversed per the previous Board motion.

Landscape

The Board reviewed information from Pacific Green regarding the inability to plant in the open space between Jolina and Wandering due to the irrigation having been disconnected years ago.

The Board discussed the water use and Mr. Grimes volunteered to read the meter for the irrigation to determine the use per cycle and to check the meters when the irrigation is not running to eliminate the possibility of leaks. It was noted that the irrigation use prior to the conversion to recycled water was minimal for approximately a year so the normal use will seem high.

Website

There was no report at this time.

Newsletter

There was no report at this time.

**OLD BUSINESS**

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Playground Inspection & Repairs

The Board reviewed information from ProTec regarding the contact with the manufacturer and pending information regarding the replacement part. The Board requested that management obtain the manufacturer information from ProTec and provide the same to Ms. Martin. Management will also contact the installer of the new equipment to see if they can provide any information and relay the same to Ms. Martin.

**NEW BUSINESS**

Insurance Renewal

**Upon a motion duly made, and seconded, the Board unanimously approved the insurance renewal as proposed by Insurance Management Services at an annual premium of 9,873.**

Annual Financial & Tax Preparation

**Upon a motion duly made, and seconded, the Board unanimously approved the proposal for the Annual Financial Review & Tax Preparation from Daniel J. Leonard, III CPA at a cost of \$900.**

**CORRESPONDENCE**

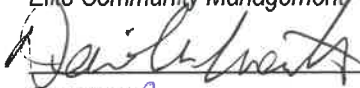
The Board reviewed the incoming and outgoing correspondence.

**ADJOURNMENT**

There being no further business to bring before the Board, the meeting was adjourned to Executive Session at 7:15 p.m. to discuss 5 items of member discipline.

Prepared by:

*Elite Community Management*



Secretary *PRESIDENT*

Date

*12/12/18*