

**VILLANITAS
HOMEOWNERS ASSOCIATION**

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

November 13, 2019

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

Directors Absent: E. Jackson and L. Ansley

Others Present: D. Walters of Elite Community Management and one owner

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

Two owners were present regarding hearings.

HEARINGS

1660 Linda Sue

The owner was not present but did respond in writing. It was noted that the necessary repair is in process and no further action required at this time.

1663 Linda Sue

The owner was present to discuss the maintenance need with the Board. It was noted that the owner is working on the issue and will submit an application for changes to the yard. The Board thanked the owner for their attendance.

1539 Tzena

The owner was not present but did respond in writing. It was noted that the necessary repair is in process and no further action required at this time.

1556 Valleda

The owner was present to discuss the maintenance items with the Board. The owner submitted an application for one item and agreed that they would get the other two items addressed as soon as possible. The Board thanked the owner for their attendance.

APPROVAL OF MINUTES

The minutes of the October 9, 2019 Regular Meeting of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes.

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FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the month ending September 30, 2019. 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. There was no action required at this time.

MANAGEMENT REPORT

The Board reviewed the work orders issued since the last meeting.

COMMITTEE REPORTS

Architectural/Rules

There was no report at this time.

Landscape

The Board discussed the water being off due to a leak on the City side of the system and some issues with the park. Management will send an email to the landscape contractor regarding the concerns.

Website

There was no report at this time.

Newsletter

There was no report at this time.

OLD BUSINESS

Tile Gout Clean & Seal

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from All In Carpet Cleaning for the clean and seal of the tile in the restrooms at a cost of \$400, subject to the provision of license and insurance information, as well as a W-9.

Pool Heater Replacement

The Board reviewed the information provided by the contractor and requested additional itemization of the proposal.

Revised Violation Courtesy Notice Draft

The Board reviewed a draft and made changes to begin using for the violation letters.

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NEW BUSINESS

Termite Inspection

The Board agreed to proceed with a no cost inspection of the pool house.

Rail Fencing Replacement

The Board reviewed the proposal for complete replacement and requested that a proposal for just the rotted posts be requested.

Gate Access Service Contract

Upon a motion duly made, and seconded, the Board unanimously approved the increase of \$7.84 per month from Protection 1 for the access control service.

Law Changes

The Board reviewed SB323, AB670, AB5, and SB 652, as well as other new laws affecting associations.

Upon a motion duly made, and seconded, the Board unanimously agreed to contact legal counsel to draft new Election Rules to comply with the new law.

December Meeting

It was noted that the next meeting would be held December 11, 2019.

Resolution for Transfers from Operating & Reserve Accounts

There was no need for a resolution 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 to Executive Session at 8:00 p.m.

Prepared by:

Elite Community Management

 12-11-19

Secretary

Date