

**VILLANITAS
HOMEOWNERS ASSOCIATION**

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

October 12, 2016

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

Directors Absent: L. Grimes

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

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 \$50 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 – 1533 Tzena Way

The owner was not present however did respond in writing to the notice. The Board requested that a plan be remitted as soon as possible for the yard renovation.

Hearing – 1518 Linda Sue Lane

The owner was present to discuss the yard maintenance with the Board. He explained that he had put down some weed killer just before the water restrictions were enacted and the result was that the lawn was killed. He added that he is working on restoring the lawn. The Board thanked the owner for his attendance at the meeting. The Board agreed to take no further action at this time.

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Hearing – 1638 Valleda Lane

The owner was not present but did respond to the notice. The Board requested that seed or sod be placed within 30 days or that an application for alternate landscape be remitted within 60 days and that the owner advise the association as soon as possible which avenue they will pursue.

Hearing – 455 Jolina Way

The owner was present and reported to the Board that the yard maintenance issue had been resolved. The Board thanked the owner for his attendance at the meeting.

APPROVAL OF MINUTES

The minutes of the September 14, 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.

FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the month ending September 30, 2016. 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. 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

There were no proposals to review at this time.

Website

It was noted that the latest newsletter has been posted to the website.

Newsletter

There was no report at this time.

OLD BUSINESS

Play Equipment

This item was postponed for the next meeting.

NEW BUSINESS

Janitorial Contract

The Board reviewed a notice of increase from ResCom.

Upon a motion duly made, and seconded, the Board unanimously approved the 9.5% increase in cost with ResCom for the Janitorial Contract.

Access Control Service Contract

The Board reviewed a notice of increase from Protection 1.

Upon a motion duly made, and seconded, the Board unanimously approved \$5.75 per month increase in the contract with Protection 1.

Reserve Study

The Board reviewed the Reserve Study report as prepared by Villanitas HOA.

2017 Budget

Upon a motion duly made, and seconded, the Board unanimously approved the 2017 Budget with no increase in the monthly assessment.

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 7:35 p.m.

Prepared by:

Elite Community Management


Secretary

11/2/16
Date