

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

October 9, 2019

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

Directors Absent: 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

One owner was present regarding a hearing.

HEARINGS

431 Jolina

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.

1541 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.

APPROVAL OF MINUTES

The minutes of the September 11, 2019 Regular Meeting of the Board of Directors and the September 11, 2019 Executive Session of the Board were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes.

It was noted that the Executive Session was held to discuss two matters of member discipline.

FINANCIAL REPORT

Financial Report

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

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Upon a motion duly made, and seconded, the Board unanimously agreed to place a lien on Account #12723.

The Board reviewed an email from Account #27458 requesting that the Board remove all legal fees, late fees, interest, and other costs of collection from the account.

Upon a motion duly made, and seconded, the Board unanimously declined the request from Account #27458 to waive the fees on the account.

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 reviewed three proposals for tree maintenance. It was noted that Vista Tree Service had been working with the association for several years and is most knowledgeable about the community.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Vista Tree Service for the recommended tree work at a total of cost of \$18,620, noting that the removals will be paid from reserves.

Website

There was no report at this time.

Newsletter

There was no report at this time.

OLD BUSINESS

Tile Gout Clean & Seal

Mr. Grimes reported that he is still working on getting a proposal for deep cleaning and then sealing the grout only. This item was postponed for the next meeting.

2020 Budget

Upon a motion duly made, and seconded, the Board unanimously approved the 2020 Budget with assessments of \$80 per unit per month and reserve allocation of \$38,276.

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NEW BUSINESS

Reserve Study

The Board reviewed the Reserve Study report as prepared by SCT Reserve Consultants.

Pool Heater Replacement

This item was postponed for additional information.

Revised Violation Courtesy Notice Draft

This item was postponed for the next meeting.

Pool Area Drain Repair

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Zech Plumbing for the repair of the broken drain line at a cost of \$2,200.

Resolution for Transfers from Operating & Reserve Accounts

Upon a motion duly made, and seconded, the Board unanimously approved the Resolution for Transfers from Operating & Reserve Accounts.

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 8:14 p.m.

Prepared by:

Elite Community Management

Devid... 11/13/19

~~Secretary~~ *PRESIDENT*

Date