

# VILLANITAS HOMEOWNERS ASSOCIATION

## REGULAR MEETING OF BOARD OF DIRECTORS

### MINUTES

September 14, 2016

**Directors Present:** D. Martin, O. Canler, L. Grimes, A. Kreutzer 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 6:18 p.m. at the San Diego County Credit Union Community Room.

#### **HOMEOWNER FORUM**

One owner was present to inquire about the heating schedule of the pool. The Board advised the owner that they try to follow the school's break schedule and generally turn it on for Spring Break and keep it on through Fall Break.

#### **Hearing – 1663 Linda Sue Lane**

The owner was not present but did respond to the notice indicating that they have taken action to restore their lawn. The Board agreed to take no further action at this time.

#### **Hearing – 1607 Linda Sue Lane**

The owner was present to discuss the issue with the Board and advised that they are going to sod the dead areas of the lawn. The Board thanked the owners for their attendance and action in the matter. The Board agreed to take no further action at this time.

#### **Hearing – 1533 Tzena Way**

The owner was not present but did respond to the notice and remit an Architectural Request. The Board agreed to take no further action at this time, however requested that the owner be advised to review the complete CC&Rs and Rules for the community as future infractions will result in fines being assessed.

#### **Hearing – 1508 Elon Lane**

The owner was not present but did respond to the notice. It was noted that the owner did have permission for the dumpster and the notice was sent in error.

#### **Hearing – 1531 Elon Lane**

The owner was not present but did respond to the notice indicating that they have taken action to restore their lawn and that the trees are scheduled to be trimmed. The Board agreed to take no further action at this time.

#### **Hearing – 404 Dunsmore Court**

The owner was not present however it was noted that the requested work has been completed. The Board agreed to take no further action at this time.

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Hearing – 1556 Valleda

The owner was not present nor did they respond to the notice. It was noted that the stairs have been removed but the balcony remains in place at the unit in violation of the governing documents.

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 and to schedule a subsequent hearing for the October meeting.

**APPROVAL OF MINUTES**

The minutes of the August 10, 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 August 31, 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 and requested that management follow up with the general contractor once more regarding two pending requests.

**COMMITTEE REPORTS**

Architectural/Rules

There was no report at this time.

Landscape

The Board reviewed the punch list as provided by Pacific Green Landscape.

The Board reviewed information from legal counsel regarding the cost of the conversion to recycled water and the possible need for owner vote on the issue. It was noted that any further action regarding the conversion of the irrigation to recycled water is on hold for the utility to get the line installed on Flora Vista and Wandering Road.

Website

There was no report at this time.

Newsletter

The Board discussed items for the next newsletter.

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Upon a motion duly made, and seconded, the Board unanimously agreed that the heat at the pool shall be turned off on November 7, 2016 and be turned back on March 28, 2017.

**OLD BUSINESS**

Play Equipment

This item was postponed for the next meeting.

Faucet Replacement

The Board reviewed a proposal for the bathroom faucets and requested that info be obtained for the shower fixtures.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from DB Ehret Services for the replacement of the four faucets in the restrooms at a cost not to exceed \$1,500.

Wood Repair – Pool Houses

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from DB Ehret Services for the repair of the wood on the two pool houses at a cost of \$591.

**NEW BUSINESS**

2017 Budget

It was noted that a draft will be presented at the October meeting.

CD Renewal

The Board reviewed a notice of maturity for the CD at San Diego County Credit Union and agreed to let the CD roll over without change to the term.

Annual Financial & Tax Preparation

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

**CORRESPONDENCE**

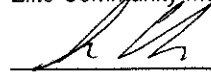
The Board reviewed the incoming and outgoing correspondence.

**ADJOURNMENT**

There being no further business to bring before the Board, the meeting was adjourned at 7:34 p.m.

Prepared by:

*Elite Community Management*



Secretary

10/12/16

Date