

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

September 13, 2017

Directors Present: D. Martin, O. Canler, L. Grimes, A. Kreutzer, and T. Atkins

Directors Absent: None

Others Present: D. Walters of Elite Community Management

CALL TO ORDER

Denise Martin, President, called the meeting to order at 6:17 p.m. at the Wandering Road Park.

HOMEOWNER FORUM

One owner was present to inquire about the status of the irrigation conversion, the pool heat time and renovation of the landscape at the home.

Hearing – 1556 Valleda

The owner was not present and did not respond to the hearing notice regarding multiple violations. This item was postponed for Executive Session as a matter of member discipline.

Hearing – 1607 Linda Sue

The owner was not present and did not respond to the hearing notice regarding multiple violations. This item was postponed for Executive Session as a matter of member discipline.

Hearing – 1531 Elon

The owner was not present and did not respond to the hearing notice regarding multiple violations. This item was postponed for Executive Session as a matter of member discipline.

Hearing – 1439 Valleda

The owner was not present and did not respond to the hearing notice regarding multiple violations. This item was postponed for Executive Session as a matter of member discipline.

APPROVAL OF MINUTES

The minutes of the August 24, 2017 Regular Meeting of the Board of Directors and the minutes of the August 24, 2017 Executive Session of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes as corrected.

It was noted that the Executive Session was held regarding a matter of member discipline resulting in fines being assessed to the member and a matter of potential litigation which required no action by the Board at this time.

VILLANITAS HOMEOWNERS ASSOCIATION

September 13, 2017

Page -Two-

FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the month ending August 31, 2017. 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 required at this time.

MANAGEMENT REPORT

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

COMMITTEE REPORTS

Architectural/Rules

The Board discussed a possible violation that is occurring, however will need to further investigate the matter.

Landscape

There was no report at this time.

Website

It was noted that the website is continually being updated with information for the members.

Newsletter

The Board discussed items to be included in the next newsletter.

OLD BUSINESS

Poll of Community

The Board discussed items to be included on a potential poll of the community. Due to the lack of items to poll the community about, Ms. Martin will look into utilizing Survey Monkey and report at the next meeting.

2018 Budget

The Board reviewed the draft budget as prepared. It was noted that response from a couple contractors is pending.

NEW BUSINESS

There was no New Business at this time.

CORRESPONDENCE

The Board reviewed the incoming and outgoing correspondence.

VILLANITAS HOMEOWNERS ASSOCIATION
September 13, 2017
Page -Three-

ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned to Executive Session at 7:13 p.m.

Prepared by:

Elite Community Management

Devident 10/12/17

~~Secretary~~

Date

president