

**VILLANITAS  
HOMEOWNERS ASSOCIATION**

**REGULAR MEETING OF BOARD OF DIRECTORS**

**MINUTES**

**September 12, 2018**

**Directors Present:** D. Martin, O. Canler, T. Atkins and L. Ansley

**Directors Absent:** M. Grimes

**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 discuss noise from a home and request that a letter be sent to all owners. The Board advised that the owner report the specifics of the issue to management in writing.

**Hearing – 439 Recluse**

The owner was present regarding the use of pool for swimming lessons. The owner clarified that it was not for lessons, but that her son invited his swim teammates to the pool for practice on two occasions prior to school starting. The Board requested that the owner advise management in the future if they are going to have more than 20 people as guests per the rules. Action on this item was postponed for Executive Session as a matter of member discipline.

**Hearing – 1531 Elon Lane**

The owner was not present and did not respond in writing to the hearing notice regarding the need to perform yard maintenance at the home. Action on this item was postponed for Executive Session as a matter of member discipline.

**Hearing – 444 Dunsmore**

The owner was not present and did not respond in writing to the hearing notice regarding the storage of refuse containers in front of the home. Action on this item was postponed for Executive Session as a matter of member discipline.

**Hearing – 1609 Valleda**

The owner was not present and did not respond in writing to the hearing notice regarding the status of their account. Action on this item was postponed for Executive Session as a matter of member discipline.

**Hearing – 1532 Valleda**

The owner was not present and did not respond in writing to the hearing notice regarding the storage of trash cans in front of the home. Action on this item was postponed for Executive Session as a matter of member discipline.

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**APPROVAL OF MINUTES**

**The minutes of the August 8, 2018 Regular Meeting of the Board of Directors and the minutes of the August 8, 2018 Executive Session of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes as written.**

It was noted that the Executive Session was held regarding ten matters of member discipline resulting in fines being assessed to two members, privileges being suspended to one member, six items being resolved and management asked to follow up with legal counsel on one item.

**FINANCIAL REPORT**

Financial Report

The Board reviewed the financials for the month ending August 31, 2018. Items reviewed were the assets, liabilities, reserves and bank statements in compliance with California Civil Code, Section 1365.5.

**Upon a motion duly made, and seconded, the Board unanimously agreed to renew the CD that is maturing at San Diego County Credit Union in such amount and for such time as Mr. Canler determines is best.**

Delinquency Report

The Board reviewed the report as provided.

**Upon a motion duly made, and seconded, the Board unanimously agreed to place a lien on account 24641, 12723 and 26226.**

**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

**Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Vista Tree Service for the recommended tree work at a cost of \$8,500.**

Website

There was no report at this time.

Newsletter

The Board discussed the request for a letter to all owners regarding noise issues. The Board agreed that items should be addressed with the offender upon receipt of a written complaint and that blanket notices are not beneficial.

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**OLD BUSINESS**

Playground Inspection & Repairs

The Board reviewed the inspection report and it was noted that a request for proposal has been made.

**NEW BUSINESS**

2019 Budget

The Board reviewed the draft budget as prepared by Mr. Canler.

**Upon a motion duly made, and seconded, the Board unanimously approved the 2019 Budget with no change in the per unit per month assessment.**

Signage Update

Ms. Martin reported that Mr. Grimes will be purchasing three signs to place at the bathrooms and bulletin board instructing to contact management if there are any maintenance issues noted.

Maintenance Needs – 1436 Tzena

The Board reviewed the status of the requested work. It was noted that a hearing be scheduled for the next meeting.

**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 7:45 p.m. to discuss 5 items of member discipline.

Prepared by:

Elite Community Management



~~Secretary~~ PRESIDENT

Date

10/10/18