

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

September 9, 2020

Directors Present: D. Martin, M. Grimes, C. Moser, and P. Moulds

Directors Absent: E. Jackson

Others Present: D. Walters of Elite Community Management

CALL TO ORDER

Michael Grimes, Vice President, called the meeting to order at 6:19 p.m. by teleconference.

HOMEOWNER FORUM

There were no owners who called into the meeting.

Hearings – 441 Raphael, 1543 Valleda, 1602 Valleda, and 1556 Valleda

The Board postponed the hearings for Executive Session following the meeting, as none of the owners called into the meeting.

APPROVAL OF MINUTES

The minutes of the August 12, 2020 Regular Meeting of the Board of Directors and the August 12, 2020 Executive Session 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 conduct four hearings, resulting in the assessment of three fines, and one issue being resolved.

FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the month ending August 31, 2020. 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.

MANAGEMENT REPORT

The Board reviewed the work orders issued since the last meeting. It was noted that the variable speed pump on the main pool has failed.

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Upon a motion duly made, and seconded, the Board unanimously approved the replacement of the variable speed pump at a cost of \$1,892, contingent to the receipt of the specifications and confirmation on the pricing.

COMMITTEE REPORTS

Architectural/Rules

There was no report at this time.

Landscape

The Board discussed items requiring attention or recommendation by Pacific Green.

Upon a motion duly made, and seconded, the Board approved a proposal for the clean up of three dead piles of plant material at a cost of \$400, upon confirmation of license and insurance information.

Website

There was no report at this time.

Newsletter

There was no report at this time.

OLD BUSINESS

Status of Covid19 Mandates and Facility Closures

The Board asked that management follow up with legal counsel on a waiver.

Drainage Repair

This item was postponed for the next meeting and for Mr. Grimes to obtain an additional proposal.

Pool Deck Repairs/Resurface

This item was postponed for the correction of the drainage along the deck.

NEW BUSINESS

2021 Budget Preparation

It was noted that the 2021 Budget will need to be approved at the next meeting. Management is to forward the spreadsheet to Ms. Moulds for use in preparing the draft.

Reserve Study

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

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Annual Financial & Tax Preparation

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Gregory V. Villard, CPA for the Annual Financial Review and tax preparation at a cost of \$925 plus \$25 e-filing fee.

Extension of Time for Pool Heating

The Board discussed a request from a couple of owners to keep the pool heater beyond the normal timeframe. The Board postponed this item for the next meeting and further monitoring of use and costs.

Gift Card for Outgoing Board Member from Last Election

Upon a motion duly made, and seconded, the Board unanimously approved a \$100 gift card as a thank you to outgoing Board member, Larry Ansley.

Resolution for Transfers from Operating & Reserve Accounts

A resolution was not needed at this time.

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 7:23 p.m.

Prepared by:

Elite Community Management

no signature due to covid

Secretary

Date