

**VILLANITAS
HOMEOWNERS ASSOCIATION**

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

July 11, 2018

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

Directors Absent: None

Others Present: D. Walters of Elite Community Management

CALL TO ORDER

Denise Martin, President, called the meeting to order at 6:19 p.m. at the San Diego County Credit Union Community Room.

HOMEOWNER FORUM

No owners were present at this time.

Hearing – 1534 Linda Sue

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.

Hearing – 444 Dunsmore

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.

Hearing – 1531 Elon

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

Hearing – 1601 Linda Sue

The owner was not present but they did respond in writing to the hearing notice regarding a maintenance issue. It was noted that the item was resolved by the submission of an architectural request and that no further action was needed at this time.

APPROVAL OF MINUTES

The minutes of the June 13, 2018 Regular Meeting of the Board of Directors and the minutes of the June 13, 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 five matters of member discipline resulting in fines being assessed to two members and three items being resolved.

VILLANITAS HOMEOWNERS ASSOCIATION

July 11, 2018

Page -Two-

FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the month ending June 30, 2018. 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.

Upon a motion duly made, and seconded, the Board unanimously approved a lien on account 12780.

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

The Board discussed the brown areas in the park and requested that a meeting be set up between the contractor and Mr. Grimes and Mr. Canler. It was noted that the proposal from Vista Tree Service for the annual maintenance is pending the scheduling of the inspection by Ms. Grimes.

Website

There was no report at this time.

Newsletter

Mr. Ansley reported that he is working on compiling on a couple of articles for Board review.

OLD BUSINESS

Poll of Community

The Board reviewed the return of the postcards regarding the heating of the pool year round. It was noted that of the 205 units, 155 were returned and of those 39 marked yes. The Board agreed to take no further action on this matter as the responses reflect a 3:1 opposition to heating the pool year round.

NEW BUSINESS

Playground Inspection & Repairs

It was noted that the inspection has been authorized and that an inquiry about the repair of the floor on one of the structures is being reviewed by the contractor.

Pest Spraying

The Board agreed to postpone this item indefinitely.

VILLANITAS HOMEOWNERS ASSOCIATION
July 11, 2018
Page -Three-

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 6:52 p.m. to discuss four items of member discipline.

Prepared by:
Elite Community Management

Neil Belmont *8/8/18*
Secretary President Date