

VILLANITAS HOMEOWNERS ASSOCIATION

NOTICE OF REGULAR BOARD MEETING

The Board of Directors of Villanitas Homeowners Association will meet on *Wednesday, November 10, 2021 at 6:00 p.m.* The meeting will be held by Zoom due to the Covid-19 pandemic. Please contact dawn@elitemanagement.com for the meeting id and password. Board members, if you will be unable to participate in the meeting, please be sure to notify Elite Community Management.

| <u>AGENDA</u> | <u>PAGE #</u> |
|--|----------------------|
| <u>CALL TO ORDER</u> | |
| <u>HOMEOWNER FORUM (15 minute maximum)</u> | |
| As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the homeowner forum portion of the meeting. | |
| <u>APPROVAL OF PREVIOUS MEETING MINUTES</u> | 1 |
| <u>FINANCIAL REPORT</u> | |
| a) Review of Monthly Financial Statements | 6 |
| b) Delinquency Update | 22 |
| c) Bank Signers Update | |
| <u>MANAGEMENT REPORT</u> | |
| a) Work Order History | 26 |
| b) Contract Tracking List | 27 |
| <u>COMMITTEE REPORTS</u> | |
| a) Architectural/Rules | 28 |
| i) Architectural Committee Members/Process | |
| ii) Monthly Neighborhood Survey | |
| b) Landscape | 29 |
| i) Spot Seed of One Area | 31 |
| ii) Controller Upgrade | 32 |
| iii) Vegetation Replacement in Park near 424 Recluse | 33 |
| c) Website | |
| d) Newsletter | |
| <u>OLD BUSINESS</u> | |
| a) Appeal of Architectural Denial – 1447 Linda Sue | Separate Packet |
| b) Tot Lot Light Bid | 34 |
| c) Wood Repair at Pool House and Bathroom Building & Gutter Addition | 37 |
| d) Missing Sanitizer Station | |
| e) Revisions to Architectural Control Standards | |
| f) Requests for Pickle Ball Addition to Tennis Court | |
| <u>NEW BUSINESS</u> | |
| a) Code of Ethics & Rules of Conduct for Board Members/Officers | 38 |
| b) Rules of Conduct for Board Meetings | 42 |
| c) Resolution for Transfers from Operating & Reserve Accounts | |
| d) December Meeting | |
| <u>CORRESPONDENCE</u> | 45 |
| <u>ADJOURN TO EXECUTIVE SESSION – ONE MATTER OF POTENTIAL LITIGATION</u> | |

The next Regular Meeting of the Board of Directors is to be scheduled.