

# VILLANITAS HOMEOWNERS ASSOCIATION

## REGULAR MEETING OF BOARD OF DIRECTORS

### MINUTES

October 14, 2020

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

**Directors Absent:** E. Jackson

**Staff Present:** D. Walters of Elite Community Management

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### CALL TO ORDER

Denise Martin, President, called the meeting to order at 6:19 p.m. by teleconference.

### HOMEOWNER FORUM

One owner called into the meeting to discuss the heating of the pool through winter. It was noted that this item was on the agenda under Old Business. The Board agreed to move the discussion up in the meeting. The Board discussed the need to an additional heater in order to keep the pool at a reasonable temperature through the winter, the added cost of chemical and maintenance, and the email from 25 owners requesting the extension of heat time.

**Upon a motion duly made, and seconded, the Board unanimously agreed to keep the heat on through the end of November and to re-evaluate the situation monthly, as well as obtain additional information from the pool contractor regarding what would be required to keep the pool heated through the winter.**

Hearings – 1532 Valleda, 1543 Valleda, 1556 Valleda, 1602 Valleda, 433 Recluse and 447 Jolina

The owner of 447 Jolina was present to discuss the failure to submit an Architectural Application for the renovations at the home. The Board thanked the owner for attending. This item was postponed for Executive Session following the meeting.

The Board postponed the remaining hearings for Executive Session following the meeting, as no other owners called into the meeting.

### APPROVAL OF MINUTES

**The minutes of the September 9, 2020 Regular Meeting of the Board of Directors and the September 9, 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 five hearings, resulting in the assessment of four fines, and one issue being rescheduled.

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**FINANCIAL REPORT**

Financial Report

The Board reviewed the financials for the month ending September 30, 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.

**COMMITTEE REPORTS**

Architectural/Rules

There was no report at this time.

Landscape

The Board reviewed the 9/21/20 Punchlist as prepared by Pacific Green. It was noted that Ms. Jackson met with Pacific Green to review the open space and that Pacific Green will be preparing a proposal for additional maintenance in the area. It was noted that the company that was suggested for the cleanup of three dead piles of plant material was unable to produce insurance to perform the work.

Website

There was no report at this time.

Newsletter

There was no report at this time.

**OLD BUSINESS**

2021 Budget

The Board reviewed a draft budget for 2021.

**Upon a motion duly made, and seconded, the Board unanimously approved the 2021 Budget as drafted with no change in the monthly assessments.**

Status of Covid19 Mandates - Waiver

The Board reviewed the waiver as drafted by legal counsel. It was agreed to consider its use for the spring reopening, should Covid still be an issue at that time. The Board asked management to follow up with legal counsel on a couple of questions regarding the pool use and waiver.

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The Board reviewed the information regarding the county and state mandates regarding the opening of tot-lots, what the Board has done so far to try to accommodate the use of the facilities, and the fact that folks continue to not comply with the requests made on the facilities that are open.

**Upon a motion duly made, and seconded, the Board unanimously agreed that it is in the best interest of the association to not open the tot lot at this time.**

Extension of Time for Pool Heating

This item was addressed during the Homeowner Forum.

Tree Donation

Ms. Martin advised the Board that the requesting owner has put this request on hold.

Drainage Repair

Mr. Grimes reviewed the proposals that he has obtained to add a drain along the north side of the pool. Management was requested to contact Pacific Green so that they can meet with Mr. Grimes to review the concern and the existing drainage in the area.

Pool Deck Repairs/Resurface

Mr. Grimes reported that he will be checking with the company that performed the last resurface of the deck for a proposal.

**NEW BUSINESS**

Disinfectant for Spay Bottles

The Board reviewed information from MSE regarding the disinfectant that they stock, which is a different one than was used by Dapa.

**Upon a motion duly made, and seconded, the Board unanimously approved the use of Lemon Quat Disinfectant Cleaner.**

Power Washing Pool Deck

It was noted that with the service being provided by the new janitorial company, this is no longer necessary.

Meeting Format

The Board discussed and agreed to move to Zoom for the November meeting.

Resolution for Transfers from Operating & Reserve Accounts

A resolution was not needed at this time.

**CORRESPONDENCE**

The Board reviewed the incoming and outgoing correspondence.

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ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned to Executive Session at 8:14 p.m.

Prepared by:

*Elite Community Management*

*no signature due to covid*

Secretary

Date