

# VILLANITAS HOMEOWNERS ASSOCIATION

## REGULAR MEETING OF BOARD OF DIRECTORS

### MINUTES

November 10, 2021

**Directors Present:** M. Grimes, M. Binkin, D. Martin and E. Jackson

**Directors Absent:** P. Moulds

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

---

### **CALL TO ORDER**

Michael Grimes, President, called the meeting to order at 6:08 p.m. by Zoom.

### **HOMEOWNER FORUM**

Two owners were present regarding the appeal of a declined architectural application. One was the owner of the unit in question and the second was present to support the owners.

### **APPROVAL OF MINUTES**

The minutes of the October 27, 2021 Regular Meeting of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes as corrected.

The minutes of the October 27, 2021 Executive Session 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 to discuss two items of potential litigation.

### **FINANCIAL REPORT**

#### Financial Report

The Board reviewed the financials for the month ending October 31, 2021. Items reviewed were the assets, liabilities, reserves and bank statements in compliance with California Civil Code.

#### Delinquency Report

The Board reviewed the delinquency report. There was no action to be taken at this time.

#### Bank Signers Update

It was noted that the signers for the SDCCU accounts will be updated this coming weekend.

### **MANAGEMENT REPORT**

The Board reviewed the work orders issued since the last meeting and the Contract Tracking List.

## VILLANITAS HOMEOWNERS ASSOCIATION

November 10, 2021

Page -Two-

### COMMITTEE REPORTS

#### Architectural/Rules

The Board discussed the items approved by the committee over the last month. The Board discussed the makeup of the committee and the process for the review and approval of the applications. This Item was postponed for further review.

The Board discussed the current procedure for the Monthly Neighborhood Survey and how to conduct going forward. The Board discussed possibly scheduling a time for the Board to go through the entire community together to come to a consensus on those items that should be reviewed for letters. It was noted that if a quorum of the Board attends, it is a meeting subject to agenda and minutes. It was also noted that if the Board develops specific procedures and thresholds for violations, it is an operating rule and requires 28-day notice and review by the members.

#### Landscape

The Board reviewed the Punchlist as provided by Pacific Green Landscape.

The Board reviewed a proposal for the spot seeding of one area in the turf and a proposal for the upgrade of an irrigation controller. The Board postponed these items for additional review.

It was noted that the estimate for the vegetation replacement in the park near 424 Recluse is pending receipt.

#### Website

Mr. Grimes reported that the new site is up and running and that there are some corrections, typos, etc. yet to be made.

#### Newsletter

It was noted that the newsletter was just completed and has been emailed to those who have agreed to electronic receipt and will be mailed to all owners in the coming days.

### OLD BUSINESS

#### Appeal of Architectural Denial – 1447 Linda Sue Lane

The Board reviewed the installation, as well as the current rules regarding holiday lights and absence of specific rules on light placement.

**Upon a motion duly made, and seconded, the Board overturned the denial of the application from 1447 Linda Sue Lane for the permanent installation of variable color café lights along the front fascia of the home, as it is in technical compliance with current guidelines. Ms. Martin opposed.**

#### Tot Lot Light Bid

This item was postponed for the next meeting and clarification from the contractor.

#### Wood Repair at Pool House and Bathroom Building & Gutter Addition

This item was postponed for the 2022 budget year.

**VILLANITAS HOMEOWNERS ASSOCIATION**

**November 10, 2021**

**Page -Three-**

Missing Sanitizer Station

Ms. Jackson stated that she has to find the box for return of the defective one for replacement. It was also noted that there is a second one that is not working now and needs to be replaced.

Revisions to Architectural Control Standards

It was requested again that each Board member review the existing document and send suggestions management for changes to be discussed at a future Board meeting.

Request for Pickle Ball Addition to Tennis Courts

It was noted that this item is pending response to the inquiry of the insurance provider.

**NEW BUSINESS**

Code of Ethics & Rules of Conduct for Board Members/Officers

The Board reviewed the draft as provided by legal counsel. This item was postponed for further review by the Board.

Rules of Conduct for Board Meetings

The Board reviewed the draft as provided by legal counsel. This item was postponed for further review by the Board.

Resolution for Transfers from Operating & Reserve Accounts

A resolution was not needed at this time.

December Meeting

It was agreed that the next meeting would be held December 8, 2021 at 6:00 p.m.

**CORRESPONDENCE**

The Board reviewed the incoming and outgoing correspondence and directed a response to one owner.

**ADJOURNMENT**

There being no further business to bring before the Board, the meeting was adjourned at 7:28 p.m. to Executive Session to discuss one item of potential litigation.

Prepared by:

*Elite Community Management*

*no signature due to Covid*

Secretary

Date