

VILLANITAS HOMEOWNERS ASSOCIATION

NOTICE OF REGULAR BOARD MEETING

The Board of Directors of Villanitas Homeowners Association will meet on *Wednesday, May 11, 2022 at 6:00 p.m.* The meeting will be held at the Encinitas Community & Senior Center, 1140 Oakcrest Park Dr, Room 136 (Eucalyptus Room) Encinitas, CA 92024. Board members, if you will be unable to participate in the meeting, please be sure to notify Elite Community Management.

AGENDA

PAGE

CALL TO ORDER

BOARD ORGANIZATION

HOMEOWNER FORUM (15 minute maximum)

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.

APPROVAL OF PREVIOUS MEETING MINUTES

1

FINANCIAL REPORT

a) Review of Monthly Financial Statements

8

b) Delinquency Update

26

MANAGEMENT REPORT

a) Work Order History/Contract Tracking List

COMMITTEE REPORTS

a) Architectural/Rules

i) Applications – 1632 Valleda-paint; 1626 Linda Sue-landscape, hardscape, fence; 459 Jolina-window & door; 1447 Linda Sue-ADA handrail; 1428 Valleda-roof replacement/solar installation

31

ii) Approved v. Non-approved Modifications

32

ii) Architectural Committee Member Resignation/Appointment

35

b) Landscape

i) New Drainage System Along Restroom Building

ii) Tree Maintenance & Open Space Abatement Proposals

36

c) Website – Appoint New Administrator

d) Newsletter

OLD BUSINESS

a) Proposed Rules of Conduct

39

b) Tot Lot & Park Light Pole Repairs

47

c) Wood Repair at Pool House and Bathroom Building & Gutter Addition

d) Missing Sanitizer Station

e) Revisions to Architectural Control Standards/CC&R Amendment

63

f) Requests for Pickle Ball Addition to Tennis Court – Survey Responses

64

g) Addition of Fence Around Park

NEW BUSINESS

a) Request to Waive NSF Fee

164

b) Request to Waive Late Fees

169

c) Janitorial Increase

172

d) Key Fob System Contract Increase

175

e) Playground Safety Inspection Report & Repairs

176

f) Park Use for Flora Vista Promotion

182

g) Pool Operation Parameters

h) Resolution for Transfers from Operating & Reserve Accounts

CORRESPONDENCE

184

ADJOURN TO EXECUTIVE SESSION – One matter of Litigation