

# VILLANITAS HOMEOWNERS ASSOCIATION

## REGULAR MEETING OF BOARD OF DIRECTORS

### MINUTES

July 13, 2022

**Directors Present:** G. Capielo, M. Grimes, and M. Binkin  
**Directors Absent:** D. Martin and E. Jackson  
**Staff Present:** D. Walters of Elite Community Management

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### CALL TO ORDER

Georg Capielo, called the meeting to order at 6:00 p.m. at the Encinitas Community & Senior Center.

### HOMEOWNER FORUM

One owner was present at the meeting. There were no comments at this time.

### APPROVAL OF MINUTES

The minutes of the May 11, 2022 Regular Meeting of the Board of Directors, the May 11, 2022 Executive Session, and the June 20, 2022 Special Meeting 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 to discuss one item of litigation.

### FINANCIAL REPORT

#### Financial Report

The May 2022 financials were provided to the Board in June for review in accordance with Civil Code requirements.

The Board reviewed the financials for the month ending June 30, 2022. 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.

### MANAGEMENT REPORT

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

### COMMITTEE REPORTS

#### Architectural/Rules

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**Upon a motion duly made, and seconded, the Board unanimously approved the applications from 458 Zarina for fence replacement and pool installation, 1427 Valleda for the removal and replacement of a dead tree, 1525 Valleda for the replacement of the wood on the home with stucco and painting of the stucco, and 1504 Valleda for the painting of the front door.**

The Board discussed the need for the Architectural Committee and agreed if all requests have to pass by the Board anyway, it is unnecessary, and there is no requirement for a committee in the governing documents.

**Upon a motion duly made, the Board unanimously dissolved the Architectural Committee and appointed Ms. Binkin as the Board Liaison and point of contact for the initial vetting of applications for completion and presentation to the Board.**

Landscape

The Board discussed the blowing of the sidewalk adjacent to the open space along Elon & Wandering. Mr. Capielo will discuss with Pacific Green when he meets with them about the irrigation of the turf.

The Board reviewed additional information from Pacific Green regarding the proposal for the addition of a drain system along the restroom building. The Board discussed that this is a design issue and that a drain installation may or may not be beneficial. This item was postponed for the next meeting.

**Upon a motion duly made, and seconded, the Board unanimously approved the proposals from Vista Tree Service for the Trimming of the perimeter trees in the open space, including the removal of two trees, and the fire clearing/brush abatement at a total cost of \$21,500.**

Website

Mr. Capielo reported that the website is up to date.

Newsletter

The Board discussed determining a fixed timing for the newsletter to assure that it is regularly completed. This item was postponed for the next meeting.

**OLD BUSINESS**

Tot Lot & Park Light Pole Repairs

It was noted that this is completed.

Wood Repair at Pool House and Bathroom Building & Gutter Addition

It was noted that this work has been completed.

Missing Sanitizer Station

This item was postponed for the next meeting.

Revisions to Architectural Control Standards/CC&R Amendment

The Board discussed scheduling a special meeting for the Board to focus on just the rules and possible revisions.

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Pickle Ball Addition to Tennis Courts

Mr. Capielo is going to work on obtaining comparative bids. Ms. Walters will forward to Mr. Capielo the information received from Ferandell last year.

Addition of Fence Around Park

This item was postponed for the next meeting.

**NEW BUSINESS**

Committees – ARC, Maintenance, & Newsletter

The Board discussed options for getting more participation. This item was postponed for the next meeting and will be discussed under Committee Reports.

Fence Repairs

**Upon a motion duly made, and seconded, the Board unanimously approved a proposal from ProTec Building Services for the repair of two sections of the pool fence at a cost of \$1,177.**

Concrete Grinding/Repair

The Board reviewed information on areas that may be in need of grinding or repair. This item was postponed for Mr. Grimes to provide specifications for bidding and the receipt of bids.

**Upon a motion duly made, and seconded, the Board unanimously approved the waiving of late fee in the amount of \$20 on account #31330.**

Reserve Study

**Upon a motion duly made, and seconded, the Board unanimously approved the proposal from SCT Reserve Consultants for the preparation of a Level 3 Reserve Study at a cost of \$525.**

Board Code of Ethics – Provision to Members

It was noted that the Board is not required to distribute the document or make it available to owners as it does not apply to the membership.

**Upon a motion duly made, and seconded, the Board unanimously agree to not distribute the Board Code of Ethics to the membership.**

Picnic & Concert Suggestion

The Board reviewed an inquiry from an owner. The Board agreed that if the owner would like to organize a picnic and concert privately, they are welcome to do so within the limits of the governing documents, however the Board would not sponsor or recommend. The Board requested that management advise the owner of the requirements for large gatherings in the common area and that the section of the CC&Rs regarding disturbance be included.

Resolution for Transfers from Operating & Reserve Accounts

Management will prepare a resolution for the next meeting regarding the Vista Tree Service work.

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**CORRESPONDENCE**

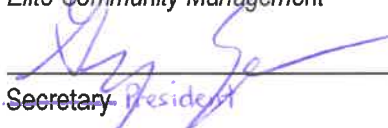
The Board reviewed the incoming and outgoing correspondence.

**ADJOURNMENT**

There being no further business to bring before the Board, the meeting was adjourned at 8:01 p.m.

Prepared by:

*Elite Community Management*

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Secretary

*President*

Date

*8/10/22*