

VILLANITAS HOMEOWNERS ASSOCIATION

NOTICE OF REGULAR BOARD MEETING

The Board of Directors of Villanitas Homeowners Association will meet on *Wednesday, September 14, 2022 at 6:00 p.m.* The meeting will be held at the Encinitas Community & Senior Center, 1140 Oakcrest Park Dr, 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

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 4
- b) Delinquency Update 20
- c) SDCCU – CD Renewal 24

MANAGEMENT REPORT

- a) Work Order History/Contract Tracking List 25

COMMITTEE REPORTS

- a) Architectural/Rules
 - i) Applications – 1528 Tzena – Painting; 452 Dunsmore – Stucco repair, siding & door rplc, paint; 1602 Linda Sue – Yard 26
- b) Landscape
 - i) New Drainage System Along Restroom Building 36
 - ii) Turf Maintenance & Irrigation 38
 - iii) Overseeding Proposal 38
- c) Website
- d) Newsletter

OLD BUSINESS

- a) Missing Sanitizer Station
- b) Revisions to Architectural Control Standards/CC&R Amendment
- c) Pickle Ball Addition to Tennis Court 39
- d) Concrete Grinding/Repair 47

NEW BUSINESS

- a) Reserve Study 54
- b) Annual Financial & Tax Preparation 84
- c) 2023 Budget Prep
- d) Pool Contract 96
- e) Zoom Meeting Options
- f) Monthly Inspection Protocol 98
- g) Resolution for Transfers from Operating & Reserve Accounts

CORRESPONDENCE

107

ADJOURNMENT