

# VILLANITAS HOMEOWNERS ASSOCIATION

## REGULAR MEETING OF BOARD OF DIRECTORS

### MINUTES

August 10, 2022

**Directors Present:** G. Capielo, D. Martin and E. Jackson

**Directors Absent:** M. Grimes, and M. Binkin

**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

Two owners were present at the meeting. One owner commented on the status of adding pickle ball lining and nets to the tennis court.

### APPROVAL OF MINUTES

The minutes of the July 13, 2022, 2022 Regular Meeting of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes as written.

### FINANCIAL REPORT

#### Financial Report

The Board reviewed the July 2022 financials. Items reviewed were the assets, liabilities, reserves and bank statements in compliance with California Civil Code. Ms. Jackson asked that pool contract be added to the next agenda.

#### Delinquency Report

The Board reviewed the delinquency report.

Upon a motion duly made, and seconded, the Board unanimously agreed to lien account #12862.

### MANAGEMENT REPORT

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

### COMMITTEE REPORTS

#### Architectural/Rules

Upon a motion duly made, and seconded, the Board unanimously approved the applications from 1626 Valleda for solar panels, 459 Zarina for roof tile replacement, 1614 Valleda to replace and relocate fence, and 414 Jolina for solar panels.

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### Landscape

The Board reviewed the proposal for the addition of a drain system along the restroom building and an alternate proposal for the removal of the turf and installation of some plants to reduce the irrigation in the area. It was agreed that the drain will not solve the issue due to ground water and that the renovation is just too expensive. Mr. Capielo will look into a sump pump option. This item was postponed for the next meeting.

The Board noted that there was far more work done that was expected regarding the brush abatement in the open space. The Board asked that management reach out to Vista Tree Service with a couple of concerns that came up with leaving equipment in the area.

### Website

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

### Newsletter

Ms. Jackson agreed to draft a newsletter and the Board discussed trying to do one at least quarterly. The Board discussed the solicitation of volunteers so that they have a pool to go to when doing Special Projects.

## OLD BUSINESS

### Missing Sanitizer Station

Ms. Jackson will work with another owner to get the sanitizer station returned and refund obtained.

### Revisions to Architectural Control Standards/CC&R Amendment

Mr. Capielo requested that the Board members get their suggestions to Ms. Binkin by the next meeting so that the Board can decide if any of the suggestions are in need of implementation and if a Special Meeting is necessary.

### Pickle Ball Addition to Tennis Courts

Mr. Capielo reported that he is working on obtaining additional bids for the striping and nets.

### Addition of Fence Around Park

The Board agreed to remove this item from the agenda, as financially it is not feasible.

## NEW BUSINESS

### CAI/CLAC Buck a Door

The Board reviewed the donation request.

**Upon a motion duly made, and seconded, the Board declined donating to CAI/CLAC. Mr. Capielo abstained.**

### 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 at 7:35 p.m.

Prepared by:

Elite Community Management

A handwritten signature in red ink, appearing to be "M. R. [unclear]", written over a horizontal line.

Secretary

Date