

VILLANITAS HOMEOWNERS ASSOCIATION

NOTICE OF REGULAR BOARD MEETING

The Board of Directors of Villanitas Homeowners Association will meet on *Wednesday, January 11, 2023 at 6:00 p.m.* The meeting will be held at the Wandering Road Park, Encinitas, CA 92024. Board members, if you will be unable to participate in the meeting, please be sure to notify Elite Community Management.

AGENDA

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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.

HEARINGS

- a) 1504 Tzena; 1531 Elon; 1425 Tzena; 1

APPROVAL OF PREVIOUS MEETING MINUTES

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FINANCIAL REPORT

- a) Review of Monthly Financial Statements 7
b) Delinquency Update 24
c) Lien – Acct 12758 29

MANAGEMENT REPORT

- a) Work Order History/Contract Tracking List

COMMITTEE REPORTS

- a) Architectural/Rules
i) Items for Review 30
ii) Applications – 1457 Valleda – Painting 32
b) Landscape
i) New Drainage System Along Restroom Building/Sump Pump 35
c) Website
d) Newsletter

OLD BUSINESS

- a) Ad-Hoc Landscape Renovation Committee
b) Revisions to Architectural Control Standards/CC&R Amendment
c) Annual Meeting – Inspector of Elections

NEW BUSINESS

- a) Tot Lot Inspection 43
b) Concrete Grinding – Two Additional Locations 44
c) Janitorial Contract Increase 52
d) Pet Waste Concern 53
e) Pickle Ball – Status of Use 54
f) Next Meeting
g) Resolution for Transfers from Operating & Reserve Accounts

CORRESPONDENCE

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ADJOURNMENT