

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

November 9, 2022

Directors Present: G. Capielo, M. Binkin, M. Grimes and D. Martin

Directors Absent: E. Jackson

Staff Present: D. Walters of Elite Community Management

CALL TO ORDER

Georg Capielo, called the meeting to order at 6:00 p.m. at the Wandering Road Park.

HOMEOWNER FORUM

One owner was present at the meeting and commented on potential changes to the rules for the community.

APPROVAL OF MINUTES

The minutes of the October 12, 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 corrected.

FINANCIAL REPORT

Financial Report

The Board reviewed the October 2022 financials. 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.

COMMITTEE REPORTS

Architectural/Rules

Upon a motion duly made, and seconded, the Board unanimously approved the applications from 1458 Valleda for a replacement garage door, 1501 Linda Sue for yard renovation, 1572 Elon for fire pit, windows and doors, and 1608 Linda Sue for a front patio, fence and plants.

Landscape

The Board postponed the discussion about additional drainage and/or sump pump for the next meeting, noting that this should be tied into the options for turf renovation of the slope area above the pool.

VILLANITAS HOMEOWNERS ASSOCIATION

November 9, 2022

Page -Two-

Website

Mr. Capielo had nothing to report at this time.

Newsletter

The Board discussed items to be included in the newsletter. Ms. Jackson will get it completed and out for Board review this week.

OLD BUSINESS

Ad-Hoc Landscape Renovation Committee

Upon a motion duly made, and seconded, the Board unanimously appointed Marianne Binkin as the Chair of the ad-hoc Landscape Renovation committee.

Revisions to Architectural Control Standards/Rules & Regulations

The Board did not hold a second Special Meeting. It was agreed to send any notes to Marianne who will compile them into a redline document for review at a Special Meeting after the holidays.

The Board agreed to resume the monthly inspections as the rule revision work is taking far longer than originally thought.

NEW BUSINESS

Landscape Maintenance Contract Increase Notice

The Board reviewed a notice from Pacific Green noting an increase effective January 2022 to \$1,797 per month.

Holiday Event Inquiry

The Board reviewed a request from an owner to consider sponsoring community events. The Board noted that these events were previously done by individuals and that the Association has no budget, at this time, for social events. It was noted that the owners/residents can organize a community event and that it would be subject to the same regulations as an any other resident hosted party.

Annual Meeting – Declaration of Candidacy/Inspector of Election

It was noted that the Annual Meeting would be in April and that the call for candidates would be mailed in December. The appointment of an Inspector of Election was postponed for the January meeting.

December Meeting

Upon a motion duly made, and seconded, the Board unanimously agreed to not hold a meeting in December.

Resolution for Transfers from Operating & Reserve Accounts

A resolution was not needed at this time.

CORRESPONDENCE

The Board reviewed the incoming and outgoing correspondence.

VILLANITAS HOMEOWNERS ASSOCIATION

November 9, 2022

Page -Three-

ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned at 6:56 p.m.

Prepared by:

Elite Community Management

Secretary

Date