

# VILLANITAS HOMEOWNERS ASSOCIATION

## NOTICE OF REGULAR BOARD MEETING

The Board of Directors of Villanitas Homeowners Association will meet on *Wednesday, February 8, 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

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.

#### **HEARINGS**

- a) 1425 Tzena; 1531 Elon 1

#### **APPROVAL OF PREVIOUS MEETING MINUTES**

9

#### **FINANCIAL REPORT**

- a) Review of Monthly Financial Statements 13
- b) Delinquency Update 29
- c) Lien – Acct 12862 34

#### **MANAGEMENT REPORT**

- a) Work Order History/Contract Tracking List

#### **COMMITTEE REPORTS**

- a) Architectural/Rules
  - i) Drought & Lawns 35
  - ii) Applications – 1428 Valleda-Rear Yard; 1560 Elon-Heat Exchangers 39
- b) Landscape
  - i) New Drainage System Along Restroom Building/Sump Pump 51
- c) Ad-Hoc Landscape Renovation
- d) Website
- e) Newsletter

#### **OLD BUSINESS**

- a) Tot Lot Inspection 61
- b) Revisions to Architectural Control Standards 62
- c) Pickle Ball – Status of Use 75

#### **NEW BUSINESS**

- a) Pet Waste Signage
- b) Pool Deck Pressure Washing 77
- c) Items for Consideration in Budget 82
- d) Next Meeting
- e) Resolution for Transfers from Operating & Reserve Accounts

#### **CORRESPONDENCE**

84

#### **ADJOURNMENT**