

# VILLANITAS HOMEOWNERS ASSOCIATION

## NOTICE OF REGULAR BOARD MEETING

The Board of Directors of Villanitas Homeowners Association will meet on *Wednesday, May 10, 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

#### BOARD ORGANIZATION

#### 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 6
- b) Delinquency Update 27
- c) Account Signers

#### MANAGEMENT REPORT

- a) Work Order History/Contract Tracking List

#### COMMITTEE REPORTS

- a) Architectural/Rules
  - i) Neighborhood Survey 32
  - ii) Applications – 1416 Linda Sue-Replace Wood with Brick; 1566 Elon – remodel, windows, landscape  
448 Zarina – Solar; 1645 Linda Sue – Solar; and 489 Zarina – Paint 37
- b) Landscape
  - i) Punchlists 64
  - ii) New Drainage System Along Restroom Building/Sump Pump 76
  - iii) Straw Wattle Replacement 79
  - iv) Acacia Removal 81
- c) Ad-Hoc Landscape Renovation
  - i) Member Appointments 83
- d) Website
- e) Newsletter

#### OLD BUSINESS

- a) Revisions to Architectural Control Standards 85
- b) Pickle Ball – Status of Use 120

#### NEW BUSINESS

- a) Election Outcome
- b) Janitorial Contract/Specifications 130
- c) Fido Bag Dispensers 133
- d) Tot Lot Inspection Report & Repair Proposal 134
- e) Shower Valve Replacement Proposals 145
- f) Handrail Painting Proposals 152
- g) Court Repair Proposal 159
- h) Owner Concern with Shared Fence 161
- i) Next Meeting
- j) Resolution for Transfers from Operating & Reserve Accounts

#### CORRESPONDENCE

170

#### ADJOURNMENT