

# VILLANITAS HOMEOWNERS ASSOCIATION

## REGULAR MEETING OF BOARD OF DIRECTORS

### MINUTES

May 10, 2023

**Directors Present:** G. Capielo, M. Grimes, M. Amsbaugh, L. Greer and K. Secret

**Directors Absent:** None

**Staff Present:** D. Walters of Elite Community Management

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### CALL TO ORDER

Georg Capielo, called the meeting to order at 6:03 p.m. at the Wandering Road Park.

### BOARD ORGANIZATION

Upon a motion duly made, and seconded, the Board unanimously appointed Georg Capielo as President, Laura Greer as Vice President, Meredith Amsbaugh as Treasurer, and Kimberly Secret as Secretary. *and Michael Grimes as Director @ LG.*

Upon a motion duly made, and seconded, the Board unanimously agreed that the signers for the CIT Operating Account, the Bank of America reserve account, and the SDCCU reserve account are to be Meredith Amsbaugh and Georg Capielo, with all other prior signers removed.

### HOMEOWNER FORUM

One owner was present at the meeting but had no comments at this time.

### APPROVAL OF MINUTES

The minutes of the February 8, 2023 Regular Meeting of the Board of Directors, the February 8, 2023 Executive Meeting of the Board of Directors, and the March 22, 2023 Special Meeting of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes as written.

It was noted that the Executive Session was held to address two items of member discipline.

### FINANCIAL REPORT

#### Financial Report

The Board reviewed the April 30, 2023 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.

**VILLANITAS HOMEOWNERS ASSOCIATION**

May 10, 2023

Page -Two-

**MANAGEMENT REPORT**

The Board reviewed the work orders issued since the last meeting.

**COMMITTEE REPORTS**

Architectural/Rules

The Board reviewed the list of items requiring letters to owner. It was agreed that all letter requests are to go to the Board prior to letters being prepared.

**Upon a motion duly made, and seconded, the Board ~~unanimously~~ agreed to hold any letters regarding weeding for personal contact by Mr. Capielo and Ms. Amsbaugh, hold two regarding new natural fence boards that do not match, and to mail all others. *Mr. Gaines opposed.***

The Board discussed whether a cover/ pergola/shade which is attached to the home or visible above the fence line should need an Architectural Request. This was held for the Revisions to the Architectural Control Standards.

**Upon a motion duly made, and seconded, the Board unanimously approved the applications from 1416 Linda Sue – replace wood with brick on front of home; 1566 Elon – remodel, windows, and landscape; 448 Zarina – solar; 1645 Linda Sue – solar; and 489 Zarina – repaint.**

Landscape

The Board reviewed the property punch lists from Pacific Green Landscape.

The Board postponed the drainage/sump pump discussion for the Ad Hoc Landscape Renovation Committee to do their research and provide the Board with a recommendation.

The Board requested that a proposal for bender board instead of straw wattle be sought for the area adjacent to the tennis court.

The proposal for the acacia removal was postponed for follow up with Pacific Green on the possibility of this being done at no cost, as it was a sucker left to become an established plant.

Ad-Hoc Landscape Renovation

**Upon a motion duly made, and seconded, the Board unanimously appointed Meredith Amsbaugh and Alexis White to the Ad-Hoc Landscape Renovation Committee to work with Chair Marianne Binkin.**

Website

Mr. Capielo had nothing to report at this time.

Newsletter

Ms. Amsbaugh agreed to draft the newsletters going forward and will work on one for distribution. It will be provided to the Board members for edit prior to finalizing.

**VILLANITAS HOMEOWNERS ASSOCIATION**

**May 10, 2023**

**Page -Three-**

**OLD BUSINESS**

Revisions to Architectural Control Standards/Rules & Regulations

This item was postponed for additional review by the new Board members.

Pickle Ball – Status of Use

The Board reviewed additional requests from owners regarding a second net and reservation system. The Board agreed to continue to monitor.

**NEW BUSINESS**

Election Outcome

The voting results from the Annual Meeting in April were Meredith Amsbaugh, 82; Kimberly Seacrest, 55; Laura Greer, 85; Richard Cali, 1; and Georg Capielo, 1. Meredith Amsbaugh, Kimberly Seacrest and Laura Greer were voted in and each will serve a two-year term. The IRS Revenue Ruling 70-604 Election passed with a vote of 72 to 1.

Janitorial Contract/Specifications

The Board reviewed the specifications of the current contract and discussed the need to update and add some items in order to go out to bid.

**Upon a motion duly made, and seconded, the Board unanimously agreed that Mr. Grimes shall be authorized to prepare janitorial specifications for bidding.**

Fido Bag Dispensers

Mr. Grimes has been performing this service and would like to hand it off to another Board member. It was agreed that this is a task that should be added to the janitorial scope of work for bidding.

Tot Lot Inspection Report & Repair Proposal

The Board reviewed the items in the report noting that they were very minor.

**Upon a motion duly made, and seconded, the Board unanimously agreed that Mr. Grimes shall take care of the Failed item 1, 2, and 5 on the report and Pacific Green shall be contacted on items 3 and 4.**

Shower Valve Replacement Proposals

**Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Vista Plumbing for the replacement of both shower handles at a cost of \$1,600.**

Handrail Painting Proposal

This item was postponed for the next meeting.

Court Surface Repair Proposal

The Board reviewed the proposal for the repair of some bubbled and peeling areas on the perimeter of the court. This item was postponed for a later date, as it is not affecting play.

**VILLANITAS HOMEOWNERS ASSOCIATION**

May 10, 2023

Page -Four-

Owner Concern with Shared Fence

The Board reviewed the concern regarding the maintenance of a shared fence. The Board agreed that this matter is not one for the association and that the owner should address the issue utilizing options through civil code and applicable law, per the CC&Rs.

Next Meeting

It was agreed that the next meeting will be scheduled for June 14, 2023 at 6:00 p.m. at the Community Center.

Resolution for Transfers from Operating & Reserve Accounts

A resolution was not needed at this time.

**CORRESPONDENCE**

The Board reviewed the incoming and outgoing correspondence.

**ADJOURNMENT**

There being no further business to bring before the Board, the meeting was adjourned at 8:22 p.m.

Prepared by:

*Elite Community Management*

  
Secretary

  
Date

*Pres*