

# VILLANITAS HOMEOWNERS ASSOCIATION

## NOTICE OF REGULAR BOARD MEETING

The Board of Directors of Villanitas Homeowners Association will meet on *Wednesday, August 9, 2023 at 6:00 p.m.* The meeting will be held at the Encinitas Community & Senior Center, 1140 Oakcrest Park Dr, Encinitas, CA 92024. Board members, if you will be unable to participate in the meeting, please be sure to notify Elite Community Management.

<u>AGENDA</u>	<u>PAGE #</u>
<b><u>CALL TO ORDER</u></b>	
<b><u>HOMEOWNER FORUM (15 minute maximum)</u></b>	
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.	
<b><u>HEARINGS</u></b>	
a) 1423 Linda Sue; 445 Zarina; 449 Zarina	1
<b><u>APPROVAL OF PREVIOUS MEETING MINUTES</u></b>	5
<b><u>FINANCIAL REPORT</u></b>	
a) Review of Monthly Financial Statements	8
b) Delinquency Update	28
c) Reserve Investments & Changes	
<b><u>MANAGEMENT REPORT</u></b>	
a) Work Order History/Contract Tracking List	32
<b><u>UNFINISHED BUSINESS</u></b>	
a) Revisions to Architectural Control Standards	
b) Pickle Ball/Tennis Court – Status of Use & Maintenance	
c) Handrail Painting Proposals	34
d) Janitorial Contract	42
<b><u>NEW BUSINESS</u></b>	
a) Bidding Process	
b) Neighborhood Survey Process	
c) Common Area Maintenance & Repairs	
d) Relay Time for Gates	83
e) Wind Screens	
f) Termite Control	
g) Next Meeting	
h) Resolution for Transfers from Operating & Reserve Accounts	
<b><u>COMMITTEE REPORTS</u></b>	
a) Architectural/Rules	
i) Neighborhood Survey	84
ii) Applications – 446 Jolina - addition; 447 Jolina – addition; 451 Dunsmore – exterior remodel; 459 Jolina – Roof & Solar; 1423 Linda Sue – electric charging station; 1502 Linda Sue – solar	87
b) Landscape	
i) Punchlist	138
ii) Straw Wattle Replacement/Bender Board Addition	143
iii) New Drainage System Along Restroom Building/Sump Pump	
c) Ad-Hoc Landscape Renovation	
d) Website	
e) Newsletter	
<b><u>CORRESPONDENCE</u></b>	147
<b><u>ADJOURNMENT</u></b>	