

VILLANITAS HOMEOWNERS ASSOCIATION

NOTICE OF REGULAR BOARD MEETING

The Board of Directors of Villanitas Homeowners Association will meet on *Wednesday, October 11, 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>
<u>CALL TO ORDER</u>	
<u>HOMEOWNER FORUM (15 minute maximum)</u>	
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.	
<u>APPROVAL OF PREVIOUS MEETING MINUTES</u>	1
<u>FINANCIAL REPORT</u>	
a) Review of Monthly Financial Statements	4
b) Delinquency Update	20
c) Lien #24650	24
c) Reserve Investments & Changes	
<u>MANAGEMENT REPORT</u>	
a) Work Order History	25
<u>UNFINISHED BUSINESS</u>	
a) Revisions to Architectural Control Standards	
b) 2024 Budget	27
c) Pickle Ball/Tennis Court – Status of Use / Maintenance / Wind Screens	28
d) Termite Control	40
e) Pool Deck Drain	49
<u>NEW BUSINESS</u>	
a) Key Fob & Gate Relay Update Status	
b) Annual Financial & Tax Preparation	50
c) Insurance Renewal	68
d) Legal Counsel Rates	73
e) Request to Waive Late Fee	75
f) Board Vacancy	80
g) Next Meeting	
h) Resolution for Transfers from Operating & Reserve Accounts	
<u>COMMITTEE REPORTS</u>	
a) Landscape	
i) Punchlist	
ii) Brush Clearing	81
iii) Overseeding	89
iv) New Drainage System Along Restroom Building/Sump Pump	
b) Ad-Hoc Landscape Renovation	
c) Architectural/Rules	
i) Neighborhood Survey & Process	93
ii) Applications – 1447 Linda Sue – Fence & Wall; 1521 Linda Sue - Paint; 1522 Tzena - Tree; 1572 Elon – Fence	94
d) Website	
e) Newsletter	
<u>CORRESPONDENCE</u>	110
<u>ADJOURNMENT</u>	