

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

August 9, 2023

Directors Present: G. Capielo, M. Grimes, M. Amsbaugh, D. d'Heilly, and L. Greer

Directors Absent: None

Staff Present: D. Walters of Elite Community Management

CALL TO ORDER

Georg Capielo, called the meeting to order at 6:02 p.m. at the Encinitas Community & Senior Center.

HOMEOWNER FORUM

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

HEARINGS

1423 Linda Sue; 445 Zarina; 449 Zarina

The owners were not present for the hearing however written response was received from 1423 Linda Sue and 449 Zarina and both items have been resolved. No response was received from 449 Zarina and the violation continues.

Upon a motion duly made, and seconded, the Board unanimously agreed to assess a fine of \$100 to 449 Zarina and schedule a subsequent hearing for the next meeting.

APPROVAL OF MINUTES

The minutes of the July 12, 2023 Regular Meeting of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes as corrected.

FINANCIAL REPORT

Financial Report

The Board reviewed the July 31, 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. No action was required at this time.

Reserve Investments & Changes

It was noted that the Bank of America CD has been moved over to US Bank and that the CD at SDCCU will roll into the Money Market account upon maturity.

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MANAGEMENT REPORT

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

UNFINISHED BUSINESS

Revisions to Architectural Control Standards/Rules & Regulations

This item was postponed for the scheduling of a Special Meeting of the Board.

Pickle Ball – Status of Use

It was noted that a proposal for an additional pickle ball net has been requested. The Board discussed a reservation system, etc. and agreed to make an inquiry to the community regarding the use and needs.

Handrail Painting Proposal

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from MC Painting for the painting of the handrail on the Recluse Lane side of the pool at a cost of \$563.

Janitorial Contract

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Personal Touch subject to modifying the contract to have a 60-day notice by either party instead of 30-day, including the association's bid sheet in the contract, and pending a reference check.

NEW BUSINESS

Bidding Process

The Board discussed this matter. No action was taken.

Neighborhood Survey Process

The Board discussed the need to establish a rubric. It was agreed that this will be revisited after the revisions to the Architectural Control Standards and Rules & Regulations are finalized.

Common Area Maintenance & Repairs

The Board discussed the need to use licensed, insured, contractors, as well as those items that can be periodically checked and attended to by the Board.

Relay Time for Gates

It was noted that the Recluse Pool Gate has a longer relay time than the others. The Board agreed that all relay times are to be 5 seconds. Mr. Grimes will make the adjustment in Brivo. It was also agreed that Mr. d'Heilly work with Mr. Grimes to learn the Brivo system.

Wind Screens

The Board discussed the need to replace the windscreens. It was noted that some areas may not be necessary due to the vegetation on the fence. Mr. Capielo will review and send information to management for obtaining a bid from Ferandell.

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Termite Control

It was noted that there is a need for treatment at the pool pump house but that it cannot be fumigated due to the equipment. Management will reach out to the vendor for an inspection and proposal.

Next Meeting

It was agreed that the next meeting will be scheduled for September 13, 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.

COMMITTEE REPORTS

Architectural/Rules

The Board reviewed the list of items requiring letters to owners. Management will issue letters as per the modifications discussed.

Upon a motion duly made, and seconded, the Board approved the applications from 446 Jolina – addition; 451 Dunsmore – exterior remodel subject to submission and approval of the tile sample; 459 Jolina – new roof & solar installation subject to submission and approval of the roof sample; 1423 Linda Sue – electric vehicle charging station; 1502 Linda Sue – solar installation; and 1645 Linda Sue – roof replacement subject to submission and approval of the roof sample.

Upon a motion duly made, and seconded, the Board unanimously declined the application from 447 Jolina – addition, requesting that it be resubmitted with the dimensions of the addition and to scale.

Landscape

The Board reviewed the property punch list from Pacific Green Landscape. The Board postponed the discussion about straw wattle v bender board for the next meeting.

Ad-Hoc Landscape Renovation

Ms. Amsbaugh reported that she will be meeting with Ms. Binkin.

Website

Mr. Capielo had nothing to report at this time.

Newsletter

It was noted that the next newsletter will be issued in September.

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 8:08 p.m.

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Prepared by:

Elite Community Management



Secretary

9/13/23

Date