

VILLANITAS HOMEOWNERS ASSOCIATION

NOTICE OF REGULAR BOARD MEETING

The Board of Directors of Villanitas Homeowners Association will meet on *Wednesday, November 8, 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>A G E N D A</u>	<u>P A G E #</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	6
b) Delinquency Update	25
c) Useful Life Planning	29
d) Reserve Investments & Changes	
<u>MANAGEMENT REPORT</u>	
a) Work Order History	35
<u>UNFINISHED BUSINESS</u>	
a) Revisions to Architectural Control Standards	
b) Pickle Ball/Tennis Court – Status of Use / Maintenance / Wind Screens	36
c) Termite Control & Repairs – Pool Buildings	48
d) Pool Deck Drain	84
<u>NEW BUSINESS</u>	
a) Key Fob & Gate Relay Update Status	
b) Insurance Renewal	85
c) Legal Counsel Rates	90
d) Management Agreement	92
e) Request to Waive Late Fee	98
f) Next Meeting	
g) Resolution for Transfers from Operating & Reserve Accounts	
<u>COMMITTEE REPORTS</u>	
a) Landscape	103
i) Punchlist	
ii) Brush Clearing	105
iii) Overseeding	114
iv) New Drainage System Along Restroom Building/Sump Pump	
b) Ad-Hoc Landscape Renovation	
c) Architectural/Rules	
i) Neighborhood Survey & Process	116
ii) Applications – 1428 Valleda – Solar Battery & EV Charger; 1448 Tzena – Front & Rear Yards; 450 Dunsmore – Driveway	117
d) Website	
e) Newsletter	
<u>CORRESPONDENCE</u>	178
<u>ADJOURNMENT</u>	