

# VILLANITAS HOMEOWNERS ASSOCIATION

## SPECIAL MEETING OF BOARD OF DIRECTORS

### MINUTES

October 17, 2023

**Directors Present:** G. Capielo, D. d'Heilly, and M. Amsbaugh

**Directors Absent:** L. Greer

**Staff Present:** None

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### **CALL TO ORDER**

Georg Capielo, called the meeting to order at 6:30 PM at the Encinitas Community Center, Room 140.

### **HOMEOWNER FORUM**

3 Homeowner/Members were present. One member provided a handout to the Board of Directors regarding water usage and California mandates as they relate to homeowner landscape maintenance. One member was present to answer questions regarding their Architectural Change application. One member was present as a volunteer to fill the vacant Board of Director position and provided an introductory statement.

### **BUSINESS**

#### Board Vacancy Appointment

There was one applicant to fill the vacant Board of Director position.

**Upon a motion duly made, and seconded, the Board unanimously appointed Chris Harris to fill the vacant Director position as Member at Large through to the next voting cycle in 2024.**

#### Reserve Investments & Changes

**Upon a motion duly made, and seconded, the Board unanimously voted to maintain the recently matured CD in the current Money Market account and to review again at the next meeting.**

#### 2024 Budget

The proposed budget for 2024 was presented and discussed. The Board discussed reviewing actual monthly expenditures, as related to the annual budget. Upon a motion duly made, and seconded, the Board unanimously voted to develop a Budget vs. Actuals format as part of the monthly review of financial statements.

**Upon a motion duly made, and seconded, the Board unanimously voted to accept the 2024 proposed budget as drafted.**

#### Annual Financial & Tax Preparation

**Upon a motion duly made, and seconded, the Board unanimously voted to accept proposal for the Annual Financial & Tax Preparation from Gregory Villard, CPA at a cost of \$1,075.**

Architectural Applications

Upon a motion duly made, and seconded, the Board approved the application from 1447 Linda Sue for the replacement of the existing fence and retaining wall. Ms. Amsbaugh abstained.

Upon a motion duly made, and seconded, the Board unanimously approved the application from 1521 Linda Sue for painting of the facia and around the windows.

Upon a motion duly made, and seconded, the Board unanimously approved the application from 1522 Tzena for the installation of a replacement tree.

Upon a motion duly made, and seconded, the Board unanimously approved the application from 1572 Elon for the addition of a fence.

**ADJOURNMENT**

There being no further business to bring before the Board, the meeting was adjourned at 7:35 p.m.

Prepared by:  
*Elite Community Management*

  
Secretary. *PRESIDENT* \_\_\_\_\_ Date