

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

September 13, 2023

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

Directors Absent: M. Amsbaugh

Staff Present: D. Walters of Elite Community Management

CALL TO ORDER

Georg Capielo, called the meeting to order at 6:08 p.m. at the Encinitas Community & Senior Center.

HOMEOWNER FORUM

One owner was present at this time and commented on the watering of front yards.

HEARINGS

445 Zarina

The owners were not present for the hearing however written response was received and the issue has been resolved at this time. No further action was taken.

APPROVAL OF MINUTES

The minutes of the August 9, 2023 Regular Meeting of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes.

FINANCIAL REPORT

Financial Report

The Board reviewed the August 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

There was no report at this time.

MANAGEMENT REPORT

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

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UNFINISHED BUSINESS

Revisions to Architectural Control Standards/Rules & Regulations

The Board agreed to hold a Special Meeting on Monday, September 25, 2023 to address this matter.

Pickle Ball/Tennis Court – Status of Use & Maintenance

Upon a motion duly made, and seconded, the Board unanimously agreed to purchase a second pickleball net at a cost not to exceed \$3,000.

Neighborhood Survey Process

This item was postponed for the next meeting.

Wind Screens

The Board agreed to reach out to Ferandell and Matchpoint for wind screen replacement proposals.

Termite Control

It was noted that the contractor has been out to perform the inspection and the report will be forthcoming.

NEW BUSINESS

Board Member Resignation

The Board noted that Mr. Grimes has resigned from the Board of Directors.

Legal Counsel Increase Notice

The Board reviewed a notice from Delphi Law Group, LLP regarding the costs rates for retainer and non-retainer clients as of January 2024.

Pool Deck Drain

This item was postponed for the next meeting.

Community Center Reservation

Ms. Greer will work with the center to obtain information on reservations and payments for room use going forward.

Reserve Study

The Board reviewed the draft report as prepared by SCT Reserve Consultants.

2024 Budget

It was noted that information has been provided to Ms. Amsbaugh for preparation of a draft for review at the next meeting.

Next Meeting

It was agreed that the next meeting will be scheduled for October 11, 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.

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COMMITTEE REPORTS

Landscape

The Board reviewed the 2024 Landscape Budget from Pacific Green Landscape. The proposal for brush clearing was postponed for the next meeting.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Pacific Green Landscape for the installation of bender board edging along the walkway to the tennis court and the tennis court itself to reduce runoff of sand and soil at a cost of \$1656.79.

Upon a motion duly made, and seconded, the Board unanimously approved the cut cap and/or removal of old irrigation and replacement of broken items in the open space at a cost of \$500.63.

Ad-Hoc Landscape Renovation

There was no report at this time.

Architectural/Rules

The Board held the one survey item for the next meeting.

Upon a motion duly made, and seconded, the Board approved the applications from 1432 Linda Sue – correction of prior work; 1432 Linda Sue – painting of home and staining of roof tiles; 1458 Valleda – painting and gutter installation subject to submission and approval of final color; 1501 Linda Sue – solar installation; 1502 Elon – painting; 1527 Linda Sue – solar installation; 1608 Linda Sue – yard renovation; 1645 Linda Sue – roof replacement; and 407 Jolina – painting.

Website

There was no report at this time.

Newsletter

There was no report at this time.

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 8:00 p.m.

Prepared by:

Elite Community Management

Secretary

PREIDENT

Date