

VILLANITAS HOMEOWNERS ASSOCIATION

NOTICE OF REGULAR BOARD MEETING

The Board of Directors of Villanitas Homeowners Association will meet on *Wednesday, June 12, 2024 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.

AGENDA

PAGE #

CALL TO ORDER

HOMEOWNER FORUM (15 minute maximum)

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.

APPROVAL OF MEETING MINUTES

- | | |
|--------------------------------|---|
| a) Annual 2023 Minutes | 1 |
| b) Regular May 8, 2024 Minutes | 3 |

FINANCIAL REPORT

- | | |
|---|---|
| a) Review of Monthly Financial Statements | 7 |
| b) CD Maturity – Investments/Changes | |
| b) Delinquency Update | 9 |
| c) Reserve Projects | |
| d) Expenditures & Budget Summary | |

MANAGEMENT REPORT

- | | |
|-----------------------|----|
| a) Work Order History | 12 |
|-----------------------|----|

UNFINISHED BUSINESS

- | | |
|--|----|
| a) Tot Lot – Project Prioritization and Planning | |
| b) Key Fobs – Contact Info for Key Holders | |
| c) Request for change to the common area | 14 |
| d) Landscape Redevelopment/Low-Water Landscape Project | |

NEW BUSINESS

- | | |
|---|----|
| a) Park – Owner Responses | 18 |
| b) Amenities – Reservations | |
| c) Landscape Walk – Schedule Change | |
| d) View Corridor – Compliance | 34 |
| e) Resolution for Transfers from Operating & Reserve Accounts | |

COMMITTEE REPORTS

- | | |
|----------------------------------|----|
| a) Landscape | |
| i) Proposals | |
| b) Architectural/Rules | |
| i) Neighborhood Survey & Process | |
| ii) Applications | 37 |
| c) Website | |
| d) Newsletter | |

CORRESPONDENCE

41

ADJOURNMENT