

**VILLANITAS**  
**HOMEOWNERS ASSOCIATION**

**REGULAR MEETING OF BOARD OF DIRECTORS**

**MINUTES**

**July 10, 2024**

**Directors Present:** G. Capielo, M. Amsbaugh, M. Cardella, D. d’Heilly and L. Greer

**Directors Absent:**

**Staff Present:** A. Martinez of Elite Community Management and 3 Homeowners were present

---

**CALL TO ORDER**

G. Capielo, called the meeting to order at 6:00 p.m. at the Encinitas Community & Senior Center.

**HOMEOWNER FORUM**

There were 3 Homeowners present. Comments from the floor included property conditions and enforcement. It was suggested that maintenance be performed and the HOA bill back the owners for the maintenance. Additionally, comments included the low water landscaping project and the need to remove/preserve trees on the property.

**APPROVAL OF MINUTES**

**The minutes of April 2023 Annual Meeting of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes.**

**The minutes of the May 8, 2024 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 April financial statement was provided to the Board for review in May in accordance with civil code requirements.

**CD Maturity – Investments/Changes**

It was noted that 2 CDs matured. One was automatically rolled into the SDCCU reserve account. The Union Bank Reserve CD was renewed.

**Delinquency Report**

The Board reviewed the delinquency report. The Board discussed account #27427 and requested that management provide an update on the account.

## **VILLANITAS HOMEOWNERS' ASSOCIATION**

**July 10, 2024**

**Page -Two-**

### Reserve Projects

The Board reviewed the document as prepared by Ms. Amsbaugh regarding the 2024 items, per the Reserve Study, that are likely to be in need. It was noted that this item can remain on the agenda for future meetings.

### Expenditures & Budget Summary

The Board reviewed the current expenditures and the Budget Summary. It was noted that this item can remain on the agenda for future meetings.

### **MANAGEMENT REPORT**

The Board reviewed the work orders issued since the last meeting. Additionally, the enforcement tracker was provided to the Board for their review. This will assist in tracking open violations moving forward.

### **COMMITTEE REPORTS**

#### Landscape

There were no landscaping proposals presented at this time. It was noted that Pacific Green was given ample time to repair the significant damage that was caused to the property. Due to the current condition the Board would like to bring another vendor in for recommendations on restoring the park.

#### Architectural – Establishment of Committee

The Board discussed the need to have a chair appointed for the Architectural Committee.

**Upon a motion duly made, and seconded, the Board unanimously appointed G. Capielo as the Chair for the Architectural Committee through April 2025.**

#### Applications – May 2024 – July 2024

The Board reviewed the applications submitted from May 2024 – July 2024

**Upon a motion duly made, and seconded, the Board unanimously approved the application as follows;**

**1431 Linda Sue Lane – EV Charger by garage**

**1515 Tzena Way – Painting Exterior**

**1449 Tzena Way – Painting Exterior**

**1428 Valleda Lane – Installing Vinyl Fencing**

**Upon a motion duly made, and seconded, the Board unanimously approved the application for solar installation at 462 Jolina Way with the condition that the owner provide clarification as to the location of “batteries” throughout the property.**

#### Website

There was no report at this time.

#### Newsletter

The Board discussed items to include in the next newsletter.

## VILLANITAS HOMEOWNERS' ASSOCIATION

July 10, 2024

Page -Three

### UNFINISHED BUSINESS

#### Tot Lot – Project Prioritization and Planning

The Board discussed the Tot Lot. This item was tabled at this time pending further review.

#### Key Fobs – Contact Info for Key Holders

The Board discussed the Key Fobs and contact information for the owners. This item was tabled at this time pending further review.

#### Request for change to the common area

The Board discussed the Request for a change to the common area.

**Upon a motion duly made, and seconded, the Board approved the request for the changes to the common area and to allow the Butterfly Garden, so long as the owner agrees to obtain an Indemnity agreement that indemnifies the association from any liability at the owner's expense. The Board would also like to include the right to remove the Butterfly Garden. M. Amsbaugh opposed the motion**

Mr. Capielo to follow up with the attorney.

#### Landscape Redevelopment/Low – Water Landscape Project

This item is tabled pending engineer reporting.

### NEW BUSINESS

#### Villanitas Park – Owner Responses

The Board reviewed the responses regarding the park redevelopment.

#### View Corridor – Definition and Compliance

The Board reviewed the correspondence from two homeowners regarding the view corridor and compliance.

**Upon a motion duly made, and seconded, the Board unanimously agreed that the owner had violated the view corridor and a letter needed to be sent to bring the owner into compliance.**

#### Reservation of Amenities - Procedures

The Board discussed the reservation of Amenities and the procedures.

**Upon a motion duly made, and seconded, the Board unanimously agreed to implement an application and deposit for the reservation of the amenities of the association.**

#### Engineer Proposal

There were no proposals to present at this time.

#### Gate Proposal

There were no proposals to present at this time.

**VILLANITAS HOMEOWNERS' ASSOCIATION**

**July 10, 2024**

**Page - Four**

Reserve Study Proposal

The Board reviewed the Reserve Study presented by SCT Consultants.

**Upon a motion duly made, and seconded, the Board unanimously agreed to implement an application and deposit for the reservation of the amenities of the association.**

Resolution for Transfers from Operating & Reserve Accounts

A resolution was not needed 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 8:04 p.m.

Prepared by:

*Elite Community Management*

Secretary

Date

 8/14/24