

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

March 12, 2024

Directors Present: M. Amsbaugh, C. Harris, L. Greer, and D. d'Heilly

Directors Absent: G. Capielo

Staff Present: A. Martinez of Elite Community Management

CALL TO ORDER

L. Greer, called the meeting to order at 6:12 p.m. at the Encinitas Community & Senior Center.

HOMEOWNER FORUM

There was one homeowner present. There were no comments made at this time.

APPROVAL OF MINUTES

The minutes of the December 13, 2024 Regular 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 February 13, 2023 Special Meeting of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes with corrections.

FINANCIAL REPORT

Financial Report

The February financial statement was provided to the Board for review in March in accordance with civil code requirements.

Delinquency Report

The Board reviewed the delinquency report. No action was required at this time.

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.

VILLANITAS HOMEOWNERS ASSOCIATION

March 12, 2024

Page -Two-

MANAGEMENT REPORT

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

UNFINISHED BUSINESS

Revisions to Architectural Control Standards/Rules & Regulations

The Board discussed the 28 Day Rule change.

Upon a motion duly made, and seconded, the Board unanimously approved the Architectural Standards.

It was agreed to establish a committee at the annual meeting.

Pool Deck Drain

The drain was cleared however it was determined that there are roots growing into the line. A proposal was to be submitted for jetting the drain line. The board tabled further investigation at this time.

Landscape RFP Draft

The Board tabled this item pending review of the Landscape Architect plans.

Future Contract Planning and RFP Process

The Board tabled this item pending review of existing contracts.

Request for Change to the Common Area

The Board discussed the request for a change to the common area. At this time the Board determined the best course of action would be to invite the owner to a hearing. An additional Cease Work Notice will be sent to the owner.

Tennis/Pickle Ball Court – Usage & Reservation System

Upon a motion duly made, and seconded, the Board approved the implementation for yourcourts.com at \$290 annually to setup a reservation system for the Tennis Courts.

NEW BUSINESS

Tot Lot – 2nd Inspection

Upon a motion duly made, and seconded, the Board approved SOS Playgrounds repairs to the tot lot in the amount of \$3,200.

Pool Furniture

This item was tabled for further review.

Fob Update

This item was tabled at this time.

VILLANITAS HOMEOWNERS ASSOCIATION

March 12, 2024

Page -Three-

Trash Can Reminders

The Board discussed options for Trash Can Reminder notices.

Annual Financial Review

Upon a motion duly made, and seconded, the Board approved the 2023 Annual Financial Review.

Resolution for Transfers from Operating & Reserve Accounts

A resolution was not needed at this time.

COMMITTEE REPORTS

Landscape

There was no punchlist provided by Pacific Green to review at this time.

Ad-Hoc Landscape Renovation

This item was tabled pending plans from Monarch.

Architectural/Rules

The Board discussed the Neighborhood Survey & Process. This item was tabled.

The Board reviewed the application for 1432 Valleda – Fence

It was noted that the application was incomplete and needed to be completed before it could be submitted for review.

Website

There was no report at this time.

Newsletter

The Board discussed items to include in the next newsletter.

CORRESPONDENCE

The Board reviewed the incoming and outgoing correspondence. It was discussed that letters should be sent to all owners regarding the view lines.

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

 7/10/24