

VILLANITAS HOMEOWNERS ASSOCIATION

NOTICE OF REGULAR BOARD MEETING

The Board of Directors of Villanitas Homeowners Association will meet on *Wednesday, September 11, 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) Regular August 14, 2024 Minutes 1

FINANCIAL REPORT

- a) Review of Monthly Financial Statements 5
- b) Delinquency Update 9
- c) Reserve Projects
- d) Expenditures & Budget Summary

MANAGEMENT REPORT

- a) Enforcement Tracking 15
- b) Work Order History 16

COMMITTEE REPORTS

- a) Landscape 17
- b) Architectural – Applications Submitted August 14, 2024 – September 4, 2024 18
- c) Website
- d) Newsletter

UNFINISHED BUSINESS

- a) Tot Lot – Project Prioritization and Planning
- b) Key Fobs – Contact Info for Key Holders
- c) Landscape Redevelopment/Low-Water Landscape Project
- d) Reservation of Amenities – Procedures – 28 Day Review/Owner Responses
- e) Pickleball/Tennis Court – Usage & Reservation System

NEW BUSINESS

- a) Park – Engineer Proposal; Revitalization Proposal
- b) Tree Maintenance - Proposals
- c) Maintenance – Gate – Repairs and Redevelopment
- d) Reserve Study – Draft
- e) Budget Review – 2025
- f) Corporate Transparency Act
- g) Pest Control
- h) Resolution for Transfers from Operating & Reserve Accounts

CORRESPONDENCE

ADJOURNMENT

EXECUTIVE SESSION AGENDA

An executive meeting will be held immediately following the open session of *Wednesday, September 11, 2024.*

EXECUTIVE SESSION DISCLOSURE – closed to members per civil code § 4935

MINUTES

REQUEST FOR CHANGE TO THE COMMON AREA

LEGAL