

VILLANITAS HOMEOWNERS ASSOCIATION

NOTICE OF REGULAR BOARD MEETING

The Board of Directors of Villanitas Homeowners Association will meet on *Wednesday, November 13, 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

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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 THE PREVIOUS MEETING MINUTES

FINANCIAL REPORT

- a) Review of Monthly Financial Statements
- b) Delinquency Update

COMMITTEE REPORTS

- a) Architectural – Applications Submitted

UNFINISHED BUSINESS

- a) Reservation of Amenities – Procedures – 28 Day Review/Owner Responses
- b) Reserve Study – Review and Approval
- c) Budget 2025 - **20% Increase in Monthly Assessments**
- d) Maintenance – Gate
- e) Pest Control

NEW BUSINESS

- a) Reserve Expenditures – Coversheet
 - a. Deck
 - b. Pool
 - c. Structures
- b) Tree Treatment
- c) Taxes
- d) Resolution for Transfers from Operating & Reserve Accounts

CORRESPONDENCE

ADJOURNMENT