

VILLANITAS HOMEOWNERS ASSOCIATION

NOTICE OF REGULAR BOARD MEETING

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

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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
- b) Landscape
 - 1. Landscape Redevelopment Project
 - 2. Pacific Green – Final Property Inspection/Termination procedure
- c) Newsletter

UNFINISHED BUSINESS

- a) Reservation of Amenities
- b) Pest Control
- c) Structures – Building Repairs

NEW BUSINESS

- a) Pool Renovation
- b) Land Survey – RFI/Proposal
- c) Resolution for Transfers from Operating & Reserve Accounts

CORRESPONDENCE

ADJOURNMENT