

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

February 13, 2024

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

Directors Absent: None

Staff Present: D. Walters and A. Martinez of Elite Community Management

CALL TO ORDER

G. Capielo, called the meeting to order at 6:02 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 January 10, 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 September 25, 2023 Special 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 January financial statement was provided to the Board for review in February 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 determined that bids are needed for the Arch addition to the pool gate.

Expenditures & Budget Summary

The Board reviewed the current expenditure and the Budget Summary.

MANAGEMENT REPORT

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

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UNFINISHED BUSINESS

Revisions to Architectural Control Standards/Rules & Regulations

The Board discussed the 28 Day Rule change. No action was taken at this time.

Termite Control & Repairs – Pool Buildings

This item was postponed for the next meeting.

Pool Deck Drain

Management will follow up on the work order.

Key Fob & Gate Relay Update Status

The Board discussed the current Key Fob system and states that it is working well. They will be deleting the old Janitorial fob.

Landscape RFP Draft

The Board tabled this item for further review.

Meeting Location Scheduling/Reservations

The next meeting was agreed to be held March 12, 2024 at the Encinitas Community & Senior Center pending confirmation on availability.

Annual Meeting – Inspector of Election

Upon a motion duly made, and seconded, the Board unanimously approved Pat Richardson to be the inspector of election for the 2024 election.

NEW BUSINESS

MSC Invoices

Upon a motion duly made, and seconded, the Board unanimously agreed to not pay the balance of monies owed to MSC as they were provided sufficient notice of termination. D. d'Heilly will be removing their access.

Request for a Change to the Common Area

The Board tabled this seeking further guidance from the attorney on an indemnity agreement. It was also agreed that a letter would be sent to the owner for follow up.

Request to Waive Late fee - #12801

Upon a motion duly made, and seconded, the Board denied the request to waive the late fee for account #12801.

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Private Lessons in Common Area Facilities

The Board discussed the concern over private lessons being held in the common areas. There was no action taken at this time.

Tot Lot Inspection Report

The Board agreed to seek a proposal to permanently affix the benches in the Tot Lot.

Pool Heating Date

Upon a motion duly made, and seconded, the Board approved the pool heating date of March 22nd 2024.

Tennis/Pickleball Court – Usage, Reservation System, Donated Items, Fence Repair

Upon a motion duly made, and seconded, the Board approved the removal of the donated bench as it is damaging the Tennis Court.

Future Contract Planning & RFP Process

This item was postponed for the next meeting.

Common Area Furniture – Pool Area, Tennis Court, Tot Lot, Trash Cans

The Board discussed seeking additional common area furniture. It was noted that a few loungers would be removed as they were broken.

Signage/Member Communication

Upon a motion duly made, and seconded, the Board unanimously approved signage to be placed in the community at the cost of \$183.26

Vendor Access to Secured Areas

The Board discussed vendors access of the secured areas. It was agreed that vendors need to provide lead time before attempting to access secured areas so a member of the board can be present.

Resolution for Transfers from Operating & Reserve Accounts

A resolution was not needed at this time.

COMMITTEE REPORTS

Landscape

The Board reviewed the Punchlist as provided by Pacific Green.

Ad-Hoc Landscape Renovation

Ms. Amsbaugh provided a proposal from Monarch Environmental.

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Upon a motion duly made, and seconded, the Board unanimously accepted the proposal from Monarch Environmental and are requesting a contract for service NTE 15,000.

Architectural/Rules

The Board discussed the Neighborhood Survey & Process and letters that need to be issued.

The Board reviewed the application for 1422 Valleda – Shingle Staining

Upon a motion duly made, and seconded, the Board unanimously approved the application from 1422 Valleda – for Shingle Staining.

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 noted that a view line along Valleda Lane road was discussed and a letter was to be sent to the owners regarding the view line.

ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned at 8:15 p.m.

Prepared by:

Elite Community Management


Secretary

11/13/24
Date