

**VILLANITAS
HOMEOWNERS ASSOCIATION**

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

September 11, 2024

Directors Present: G. Capielo, M. Cardella, and L. Greer

Directors Absent: M. Amsbaugh and D. d’Heilly

Staff Present: A. Martinez of Elite Community Management and 3 Homeowners were present

CALL TO ORDER

G. Capielo, called the meeting to order at 6:04 p.m. at the Encinitas Community & Senior Center.

HOMEOWNER FORUM

There were 3 Homeowners present. Comments from the floor included discussion over concerns for the maintenance along mountain vista.

APPROVAL OF MINUTES

The minutes of the August 14, 2024 Meeting of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes with corrections.

It was noted that an Executive Session was held immediately following the open session to discuss a request for changes to the common area.

FINANCIAL REPORT

Financial Report

The August 31, 2024 financial statement was provided to the Board for review in May in accordance with civil code requirements. It was noted that both the Water Authority and SDGE are projected to increase rates for the 2025 Fiscal Year.

Delinquency Report

The Board reviewed the delinquency report.

VILLANITAS HOMEOWNERS' ASSOCIATION

September 11, 2024

Page -Two-

Reserve Projects

The Board noted that this item can remain on the agenda for future meetings.

Expenditures & Budget Summary

The Board noted that this item can remain on the agenda for future meetings.

MANAGEMENT REPORT

The Board reviewed the work orders issued since the last meeting also presented was the newly developed enforcement tracker for the community.

COMMITTEE REPORTS

Landscape

The Board reviewed the proposal provided by Pacific Green to scalp the turf. The Board declined the proposal.

Architectural

Applications

The Board reviewed the applications submitted for review.

Upon a motion duly made, and seconded, the Board unanimously approved the applications as follows;

433 Recluse Lane – Replacing Roofing

1440 Linda Sue Lane – Dumpster Request

1602 Linda Sue Lane – Replacing Roofing

1439 Linda Sue Lane – Solar Panels

Website

It was noted that the website creator has contacted Management regarding releasing the domain to the association. M. Cardella will take over this project and assist with the website. Pricing was discussed.

Newsletter

The Board discussed the newsletter that was sent out the previous week.

UNFINISHED BUSINESS

Tot Lot - Project Prioritization and Planning

The Board discussed the Tot Lot.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from SOS Playgrounds to repair broken monkey bar brackets in the amount of \$950

VILLANITAS HOMEOWNERS' ASSOCIATION

September 11, 2024

Page -Three

Key Fobs – Contact Info for Key Holders

The Board discussed the possibility of having a lockbox installed on site to allow for vendor access. The Board agreed that this was something to consider. They will discuss the types and make a decision at the upcoming meeting.

Low Water Landscape Project

The Board discussed the Low Water Landscape Project. This item will be tabled pending engineering proposals for drainage on the upper level of the park.

Reservation of Amenities - Procedures

The Board discussed the proposal for the changes in use of the community amenities. To date there has been one response regarding the Reservation of Amenities process changes.

Pickleball/Tennis Court – Usage and Reservation System

The Board discussed the Pickleball/Tennis Court Reservation System. L. Greer to assist in taking over this project.

NEW BUSINESS

Park – Engineer Proposal

One proposal was provided for review. It was noted that one engineering firm declined submitting a proposal and another did not respond. Management to send that information to the Board.

Maintenance -- Gate Repairs and Redevelopment

The Board discussed the recommendation submitted by their current locksmith on the existing issues with the gates and their current closing mechanism. The hardware is not suitable for outdoor use. It was agreed that this item needs further discussion and additional bids.

Reserve Study - Draft

The Reserve Study is still in progress. There is no draft for review currently.

Budget Review – 2025

A Draft Budget was presented to the Board for review.

Corporate Transparency Act

Management provided documents pertaining to the Corporate Transparency Act. The Board determined that they would be completing the form.

Pest Control

The Board tabled this item pending additional bids.

Resolution for Transfers from Operating & Reserve Accounts

A resolution was not needed at this time.

VILLANTAS HOMEOWNERS' ASSOCIATION

September 11, 2024

Page - Four

CORRESPONDENCE

The Board reviewed the incoming and outgoing correspondence.

ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned at 7:42 p.m. to Executive Session.

Prepared by:

Elite Community Management

Secretary

Date

 10/20/24