

VILLANITAS HOMEOWNERS ASSOCIATION

NOTICE OF REGULAR BOARD MEETING

The Board of Directors of Villanitas Homeowners Association will meet on Wednesday, January 8, 2025 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 Guardian Association Management.

AGENDA

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. Fifteen (15) minutes are set aside at each meeting for members who wish to address agenda and non-agenda issues. Each member will have 3 minutes to speak, at which time, the chairperson will ask you to have a seat to allow other members to speak. The homeowner forum period is designed to gain input from homeowners and not immediate responses by the Board to questions or comments presented.

APPROVAL OF THE PREVIOUS MEETING MINUTES

FINANCIAL REPORT

- a) Review of Monthly Financial Statements
- b) Delinquency Update
- c) CD Maturity

COMMITTEE REPORTS

- a) Architectural – Applications Submitted
- b) Landscape
 - 1. Landscape Redevelopment Project
 - 2. MSE Landscape On-boarding Update & Maintenance Plan
- c) Newsletter – 2025

UNFINISHED BUSINESS

- a) Pool Renovation
- b) Land Survey – Proposals
- c) Pickleball/Tennis Court – Usage & Reservation System
- d) Reservation of Amenities
- e) Structures – Building Repairs

NEW BUSINESS

- a) Resolution for Transfers from Operating & Reserve Accounts

CORRESPONDENCE

ADJOURN TO EXECUTIVE SESSION

EXECUTIVE SESSION AGENDA

An executive meeting will be held immediately following the open session of Wednesday, January 8, 2025.

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

LEGAL

- a) Matter of Potential Litigation
- b) Request to change common area
- c) Insurance claim
- d) Legal review of governing documents
- e) Member Discipline

LEGAL

ADJOURNMENT

The next Regular Meeting of the Board of Directors is scheduled for February 12, 2025.