

# **VILLANITAS HOMEOWNERS ASSOCIATION**

## **NOTICE OF REGULAR BOARD MEETING**

The Board of Directors of Villanitas Homeowners Association will meet on Wednesday, February 12, 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 are 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, and 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

#### **COMMITTEE REPORTS**

- a) Architectural – Application(s) Submitted
- b) Landscape
  - 1. Landscape Redevelopment Project
  - 2. MSE Landscape Walk-through Update & Maintenance Plan
- c) Newsletter – 2025

#### **UNFINISHED BUSINESS**

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

#### **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, February 12, 2025.

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

### **LEGAL**

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

### **LEGAL**

### **ADJOURNMENT**

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