

# VILLANITAS HOMEOWNERS' ASSOCIATION

## NOTICE OF REGULAR BOARD MEETING

The Board of Directors will meet on **Wednesday, February 12, 2025 at 6:00 PM.**  
The meeting will be held at Encinitas Community & Senior Center 1140 Oakcrest Park Dr.  
Encinitas, CA 92024

### AGENDA

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### CALL TO ORDER

### HOMEOWNER FORUM

*The Open Meeting Act allows boards of directors to establish reasonable time limits for the open forum and for homeowners to address the board. [Civil Code §4925(b)]* **Each homeowner is permitted 3 minutes**

### APPROVAL OF MINUTES

- Minutes of the January 8, 2025, Board of Directors Meeting

### FINANCIALS

- Review of the January 2025 Financial Statements
- Financial Transition Update
- Resolution for Transfers from Operating & Reserve Accounts

### COMMITTEE REPORTS

- Architectural – Applications submitted
- Landscape – Report – Redevelopment Project
- Newsletter – 2025

### LANDSCAPE

- Walk Through Update
- MSE Tree Bid (revisit)

### MAINTENANCE / UPDATES

- Gardner Pool Renovation
- Baker Iron Works Gate Retrofitting
- Pool Building Repairs
- Land survey – Proposals
- Pest Control Contract Review for Clarification



**Mailing Address:** 2604-B El Camino Real, Suite 378, Carlsbad, CA 92008  
**Office Location (no mail):** 3288 Grey Hawk Court, Suite B, Carlsbad, CA 92010  
**Phone:** (760) 918-1660 **E-Mail:** [Support@Guardian4HOA.com](mailto:Support@Guardian4HOA.com)

### **SPORT COURT / TOT LOT / PARK INFORMATION**

- Your Court Reservation System
- Reservation System of Park Area and Management Procedures

### **NEW BUSINESS**

### **NEXT MEETING**

**MARCH 12, 2025 @ 6:00pm**

### **ADJOURNMENT**

### **EXECUTIVE SESSION**

- Violation Report
- Request to Change Common Area
- Insurance Claim
- Update on Attorney Review of The Governing Documents
- Member Discipline