

VILLA CABALLEROS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 19, 2014 AT 10:30 P.M.
Draft

CALL TO ORDER:

Community Manager Cindy Anderson called the meeting to order at 10:33 a.m. at Community. Other Board members present were Dennis Hoff, Jon Smith, Zach Fox, & Syd Steinbock. Several homeowners were present.

The board wishes to thank Mark Davis for all his years of hard work and diligence overseeing Villa Caballeros.

MINUTES: A motion was duly made, seconded and approved the minutes of February 8, 2014.

TREASURER'S REPORT: Treasurer reviewed the February 2014 Financials. Operating funds were \$21,000 and reserve funds \$262,000. We are slightly under budget. A motion was duly made, seconded and approved to accept the treasurer's report.

MANAGEMENT REPORT: Management reported on ongoing maintenance items.

COMMITTEE REPORTS:

LANDSCAPE- Board reviewed bids and a motion was duly made, seconded and approved to hiring a landscape architect to design the grass area outside the gate. Dennis opposed this motion. A motion was duly made, seconded and approved that Dennis will chair Landscape committee, Syd will be pool chair, Zach will be Arch chair and John Finance chair.

POOL – Broken fill pipe was repaired.

ARCHITECTURAL/FOUNTAIN – Fountain ideas have been posted on the website.

CORRESPONDENCE: None.

OLD BUSINESS:

A. **LAND LEASE UPDATE:** We will be receiving a letter of engagement from owners of land. This will permit us to move forward in either extending the land lease or purchasing the property. The next update will be at the June Board meeting.

NEW BUSINESS:

A. **BANNING OF PICKLE BOARD GAME:** Tabled to discuss in rules and regulation changes.

B. **NO SMOKING ON PROPERTY DISCUSSION:** Tabled to discuss in rules and regulation changes.

C. **PAINTING TOUCH UP AND WROUGHT IRON:** Efflorescence erosion repairs at \$2,280, pool retaining wall \$770, wrought iron walk building #1 only will need price, exit gates hinges and cam slams only will need price, unit patio gates \$1600, trash enclosures \$320, to be done by Powell painting.

D. **ROOF BUILDING ONE:** Motion was duly made, seconded and approved to apply foam and coat building one roof for \$49,820 which will provide a 10 yr warranty. Dennis opposed this motion.

E. **STRUCTURAL ENGINEER:** Motion was made seconded and approve to have W-T engineering provide a reported for \$1500.

F. **RENTAL UNDER 30 DAYS:** The fines will be increased. Tabled to discuss in rules and regulation changes at a later date.

G. CEMENT ARENAS GATE: A motion was duly made, seconded and approved to replace the broken cement at the north gate in the amount of \$1695.

H. GATE CODE CHANGE: Clicker will be change and owner will be sent a letter as our code has been compromised.

I. WALKWAY REPAIR 300 BUILDING: A motion was duly made, seconded and approved to repair walkway in the amount of \$1,800.

J. BOARD OF DIRECTORS: A motion was duly made, seconded and approved to place Shelia Kenmuir to service our Mark Davis's term.

HOMEOWNERS FORUM: PICKLEBALL, EXPENDITURES, COMMITTEE. SPECIAL THANKS TO MARK DAVIS

NEXT MEETING:

The next meeting will be held on June 21, 2014 at 10:30 a.m. Community room.

ADJOURNMENT: The meeting adjourned at 11:40 a.m.

Secretary

Date