

Villa Caballeros Homeowners Board Meeting

<b>Date</b>	December 9, 2019		
<b>Place</b>	MEH Offices		
<b>In Attendance</b>	Syd Steinbock* Robert Lachesse* Cindy Anderson (Management)	*Board Members	
<b>Via Phone:</b>	Roy Ravenstahl* Mike Fitzgerald* Woody Griffth*		
	One homeowners in attendance		
<b>Chairperson</b>	Syd Steinbock		
<b>Recorder</b>	Woody Griffith		
<b>I.</b>	Call Meeting to Order	Meeting called to order at 9:30 AM by Syd Steinbock	
<b>II</b>	Approval of Minutes:	Minutes of October 19, 2019 meeting approved as presented	
<b>III</b>	Treasurer's Report	Operating funds as of end of November were \$29,885 and reserve funds were \$293,340 = Total Operating Funds of \$323,225.	
<b>IV</b>	Management's Report	Refer to Parking/Tennis below.	
<b>V</b>	Committee Updates	Landscaping	Replaced one tree, Christmas lights in place.
		Pool & Spa	No update
		Architectural	Obtaining bids to repair two leaks in exterior homeowner parking areas  Obtaining bids to repair/paint rusted gate areas  Installed 2 security lights for provide light and additional security for specific building areas and guest parking.
<b>VI</b>	Old Business	Land Lease	Final package still in review at Regional, no updates at this time.
		Sun covers	No response from original vendor. Requesting bid from vendor who installed out awnings.

		Parking/tennis	Met with three contractors who have provided estimates for Phase 1 work on tennis decking. Reviewing scope of work and bids. Plan to discuss with Architectural Engineer and make a recommendation in the Jan/Feb timeframe.
		Rules & Regs	Reviewed all proposed changes and approved with edits and additions agreed upon by Board. Updated document to be sent to homeowners for review. Targeting February approval.
<b>VII</b>	New Business	Board Elections Rules	Approved Elections Rules document provided by Delphi and will be ready to implement in February.
		Drains and Roof Inspection	Drains have been cleaned and approved roof inspection by Western Roofing.
		Homeowner Patio Decking	New law has been passed requiring exterior homeowner balconies to be inspected every 5 years. We will need a budget line for this item and will obtain cost estimate. Inspection will be planned accordingly we will meet new law requirement.
		Walkway Decking	Reviewing work needed to replace walkway decking where needed. We approved bid to repair current issues not to exceed bid amount.
		Parking stripping	The board reviewed and authorized parking stripping for the black top parking in the amount of \$1250. This will be sometime after the 1 <sup>st</sup> of the year.
		Fire Hoses	Replacing all fire hoses which are approx. 20 years old. Approved bid for replacement as presented.

		Gate programming	Gate programming for dial up will be raised to \$25 per input.
		Legal files	Our attorney wants to know what we want done with all our old attorney files. Board wants them delivered to management so we can go through them and keep what we need.
<b>VIII</b>	Correspondence	No action needed	
<b>IX</b>	Homeowner's Comments	None	
<b>X</b>	Next Meeting:	January 18, 2019 @ 9:30 AM. VC Clubhouse annual meeting	
<b>XI</b>	Meeting Adjourned	10:40 AM	