

Villa Caballeros Homeowners Board Meeting

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| Date | February 16, 2019 | | |
| Place | Villa Caballeros Community Room | | |
| In Attendance | Syd Steinbock* Robert Lassche* Roy Ravenstahl* Woody Griffith* Cindy Anderson (Management) | *Board Members | |
| Via Phone: | Mike Fitzgerald* No homeowners in attendance | | |
| Chairperson | Syd Steinbock | | |
| Recorder | Woody Griffith | | |
| I. | Call Meeting to Order | Meeting called to order at 9:00 AM (Syd) | |
| II | Approval of Minutes: December 8, 2018 | Minutes motioned and approved by Syd Steinbock and Woody Griffith | |
| III | Treasurer's Report | Operating funds as of January 31, 2019 were \$18,052.56 and reserve funds were \$294,421.59 less prepaid fees of \$ (\$15,973.25) = Total Operating Funds of \$296, 500.90 There are two delinquent homeowners, one lien in place and one new lien approved to place (Roy/Syd), file # 009613298. | |
| IV | Management's Report | Recent rains and weather have identified issues to be reviewed/addressed. | |
| V | Committee Updates | Landscaping | No updates |
| | | Pool & Spa | No updates |
| | | Architectural | No updates |
| VI | Old Business | Land Lease | We are seeing movement in the land lease documents as all landowners have signed and lease package next step is to submit to BIA for final review and edit. Waiting on confirmation of submission. |
| | | Painting | Initial bid received, seeking additional bid(s) from Michael |
| | | Stucco Repair | Cindy presented bid for repair work. |
| | | New gutters | Installation completed for carports. Robert |

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| | | | indicated leak issues with new gutters in north carport |
| VII | New Business | Parking Garage and tennis courts | Due to recent rains, issues with leakage from and dipping on tennis courts, we have closed garage/tennis courts until we have structural engineer review for structural integrity and direction on repairs needed if any. Met with engineer on 2/15 and waiting report. |
| | | Audit | Approved hiring of Beck & Co to do audit and Tax returns @ \$1650 |
| | | Renter Information | Board to poll unit owners for current rental information |
| | | HOA Party Truck | Plan for April/May |
| | | Sidewalks | Determine options for anti slip surfaces on second floor sidewalks |
| | | Newsletter | Plan to send a current newsletter in the next few weeks |
| | | Drain Pans | Investigate options for having all homeowners have drain pans installed. Suggestion to have one contractor provide estimate. Cindy suggested Flo's Plumbing. |
| | | Painting Bids | Waiting on bids as referenced above |
| | | Paving | No update |
| VIII | Correspondence | No updates | |
| IX | Homeowner's Comments | None | |
| X | Next Meeting: | April 20, 2019 @ 9 AM in the Villa Caballeros Community Room. | |
| XI | Meeting Adjourned | 10:00 AM | |