

Board Meeting		
Date	February 15, 2021	
Place	Villa Caballeros on Zoom,	
In Attendance	<p>Michael Fitzgerald Syd Steinbock Roger Vanhyfte Robert Lasseche Cindy Anderson (Management)</p> <p>Several Homeowners in attendance Chairperson: Michael Fitzgerald</p>	Board Members
Recorder	Management	
I.	Call Meeting to Order	Meeting called to order at 2:00 PM
II.	Establish Quorum	A quorum was established.
III.	Approval of Minutes:	December 2020 and January annual 2021 subject to owner approve next year. Minutes motion was duly made, seconded and approved.
IV.	Treasurer Report	Operating funds as of December 2020 were \$26,613+ and reserve funds were \$288,194+ for a total of 314,807+.
V.	Committee Updates	<p>Landscape: A walkabout with the landscape company resulted in the replacement of bougainvillea plants located by the arenas gate with small barrel cactus . We are adding two additional pyracantha's along the west parking wall to fill in open spaces. Checked out Bougainville plants on East pool wall as they don't appear to be doing well. If they don't bloom in March we will consider replacing. Requested additional weeding as rains has increased wild weeds. Cold spell caused some shrubs and plants to go dormant however, they will recover when warm weather returns. Checked trees along Caballeros that appear to be dying. We will remove next spring or Fall.</p> <p>Architectural: Still working on guidelines for flooring and hot water heater drains.</p> <p>Pool Committee: No report</p>
VI.	Management Report	We are waiting for the dates to start seal coat of the black tops. Balconies are being evaluated. Hole in fence on south-end has been repaired.

VII.	Old Business	<p>Tennis Courts: We are waiting for ballot count for the special assessment.</p> <p>Insurance: Board reviewed bid for earthquake insurance. Management to get agent to make changes</p> <p>Painting: Board reviewed specs and one bid. Tabled</p> <p>Architectural rules for underlayment: The committee is still working on a set of guidelines for Flooring underlayment and other guidelines.</p> <p>Hot water heater drain pans and drain hoses: Architectural committee still working on options and guidelines.</p> <p>Stamped concrete: Board reviewed cost for cement work and will be meeting with paver company for estimates. Tabled</p>
VIII.	Meeting adjourned at 2:45AM	Next meeting is the scheduled for April 19, 2021 @ 9:00 AM.
EXEC meeting		Board signed default notice on past due owner.