

Annual Homeowners Meeting

Date	January 16, 2021	
Place	Villa Caballeros Community Room	
In Attendance	Syd Steinbock* Mike Fitzgerald* Robert Lasseche* Cindy Anderson (Management) Several Homeowners in attendance Chairperson: Syd Steinbock	*Board Members
Recorder	Cindy	
I.	Call Meeting to Order	Meeting called to order at 11:00 AM
II.	Establish Quorum	A quorum was established.
III.	Approval of Minutes: Annual meeting January 2020	Minutes motion was duly made, seconded and approved.
IV.	Introduction of Candidates and Inspectors of Election	
V.	Nomination from the Floor	No nominations from the floor
VI.	Casting of the Ballots	Ballots cast
VII	President's Report	<p>Everyone but 8 owners have renewed their land lease.</p> <p>Please wear a mask at all times in common area. Even when going to car, trash or mail.</p> <p>Tennis court drains are working and signage has been placed so that no one runs into drain pipes. Repairs will be needed to the cracks in concrete in the amount of \$64,000. Which will be voted on in a special assessment in the amount of \$1100 per unit to be paid in two installments.</p> <p>Work will be done to driveway cracks in early spring.</p> <p>New pool pump and heater have been installed.</p> <p>Decks have been coated.</p> <p>All roofs and roof drains have been cleaned and small repairs made.</p>

		The balconies are going to have to be inspected as per the new laws. Items will need to be removed from the balcony. If repairs need to be made HOA will not be responsible for the carpet or tile if any. They will be accessed from ladders but owners will be notified.
VIII	Treasurer's Report	Operating funds as of Dec 31, 2020 were \$26,613 and reserve funds were \$288,194 = Total \$314,807. CD renewal has taken place. There are no delinquent homeowner accounts Earthquake insurance will be discussed with agent and the amount of cost and deductibles. All owners are encouraged to get loss assessment insurance to cover deductibles.
X	Committee Updates	Landscaping-Rabbits are eating everything we plant at front gate so we plant cactus. Architecture-committee is working on the flooring specs and added new member Michael Gold.
XI	Election Results	Board members elected to the Board were Michael Fitzgerald, Lucia Grossberger and Robert Lachesse. Excess income passed. Michael Fitzgerald-President Lucia Grossberger -Vice President Robert Laschesse-Secretary Roger VanHyfte-Treasurer Syd Steinbock-Director
XII	Homeowner's Forum	Land lease billing and process; Security Lighting; property values We also discussed the homeless and Earthquake insurance.
XIII	Meeting Adjourned at 11:43 AM	Next meeting is scheduled for February 15. 9 am