

Board Meeting		
Date	June 13 , 2022	
Place	Villa Caballeros on Zoom,	
In Attendance	Syd Steinbock PRES. Robert Lassche Dir. Mike Fitzgerald. Sec. Cindy Anderson (Management) Several Homeowners in attendance	Board Members
Recorder	Management	
I.	Call Meeting to Order	Meeting called to order at 9:05 AM
II.	Approval of minutes	A motion was duly made, seconded and approved April, 2022 minutes.
III.	PRESIDENTS REPORT	We now have drought restriction. We are in good shape because our lawns were removed a long time ago. We still need to cut back on usage. We are asking the owners to only wash dishes and laundry when they are a full load. Make sure you fix dripping faucets and leaking toilets.
IV.	TREASURERS REPORT	In our operating account as of April 22 we have \$46,213 and in our reserve account we have \$197,580. Other asset \$25,003 for a total of \$268,797.
	LANDSCAPING REPORT	Landscape report: See Presidents report. Palm Trees have been trimmed

V.	Old Business	
a.	Dog Relieve area guidelines	A motion was duly made, seconded, and approved the guidelines for the Dog relieve inside the complex. Management will send to owners.
b.	Balconies	Board discussed balconies. A consultant was hire to review all reports and recommendation of inspection company. Then owners will receive their reports from the balcony inspections.
c.	Fire Alarms	Tabled
d.	Construction Guidelines	Construction guidelines were approved mailed out for the 30 day comment period which has been completed. Minor changes were made, and final draft will be posted on the website and will be included in the escrow packages for new owners.
e.	Cork Flooring rule change	Flooring guidelines were approved mailed out for the 30 day comment period which has been completed. Minor changes were made, and final draft will be posted on the website and will be included in the escrow packages for new owners.
f.	Newsletter for Summer	Spring newsletter was delay and will now go out during the Summer.
g.	Plumbing building 2	In Building two we have a major plumbing pipe break has been repaired by Flo in the amount \$7,000. We will need to do similar work in building one and three in the future.
VI.	New Business	
a.	Committee chairs	A motion was duly made, seconded, and approved the Committee chairs as follows: Pool: Robert Lassche Arch: Mike Fitzgerald Fin: Rodger Vanhyfte Land: Syd Steinbock Pub: Syd Steinbock

b.	Conference Room key	Key to the conference key is with President and management if need. We had some missing items, so locks have been changed.
c.	Security cameras.	Tabled
d.	Reserve study	A motion to approve SCT 2023 reserve study in the amount of \$575.00, seconded and approved.
	Homeowner comments	Balcony questions and Break ins.
	Meeting adjourned at 9:50 AM	Next meeting is the scheduled for September 19, 2022 @ 9:00 AM. Exec session 9:55 to 10:13 legal