

Board Meeting		
<b>Date</b>	April 25 , 2022	
<b>Place</b>	Villa Caballeros on Zoom,	
<b>In Attendance</b>	Syd Steinbock Rodger Vanhyfte Robert Lasseche Mike Fitzgerald Cindy Anderson (Management)  Several Homeowners in attendance	Board Members
<b>Recorder</b>	Management	
<b>I.</b>	Call Meeting to Order	Meeting called to order at 10:05 AM
<b>II.</b>	Approval of minutes	A motion was duly made, seconded and approved February, 2022 and subject to owner approval for March annual minutes.
<b>III.</b>	TREASURERS REPORT	In our operating account we have \$43,064 and in our reserve account we have \$225,332. Other asset \$34,528 for a total of \$302,915.
<b>IV.</b>	LANDSCAPING REPORT	Landscape report: Belles of Fire shrubs have been added to the East pool wall replacing the bougainvillea that never took hold. The fall flowering plants have been removed and will be replaced with Vinca for summer blooms. Palm Springs gold is being spread to recover bare spots on walkways and shrub beds. The Landscape company is working to adjust the use of water over the summer months. The goal is to maintain the property without over watering during the heat of Spring and summer as we are in a water shortage period.
	POOL REPORT	We had several complaints regarding the spa jets a) not turning off and b) not working. Both of these issues have been checked and rechecked and the pool jets are working just fine. Just as a reminder to those parents or grandparents who bring children to our pool they should always be supervised by a

		<p>responsible adult and children should not be permitted to run on the pool deck.          Lastly , if you bring out drinks to the pool area remember to use plastic glasses and bottles only. No glass is permitted in the pool area.</p>
<b>V.</b>	Old Business	
<b>a.</b>	Dog Relieve area guidelines	The Board is installing an area for Dog relieve inside the complex and Rodger is doing guidelines for all.
<b>b.</b>	Balconies	Board discussed balconies. Owners will receive their reports from the balcony inspections.
<b>c.</b>	Fire Alarms	Tabled
<b>d.</b>	Construction Guidelines	Construction guidelines were approved and will be mailed out for the 30 day comment period.
<b>e.</b>	Cork Flooring rule change	A motion was duly made, seconded and approved verbiage for cork flooring rule. This will sent out for 30 day comment period.
	Newsletter for Spring	Tabled
<b>VI.</b>	New Business	
<b>a.</b>	Plumbing building 2	In Building two we have a major plumbing pipe break. Flo estimate to run a new line and repair at joint \$7,000. A motion was duly made, seconded, and approved.

