

Board Meeting		
Date	January 17, 2023	
Place	Villa Caballeros on Zoom,	
In Attendance	Michael Fitzgerald Syd Steinbock Roger Vanhyfte Robert Lasseche Cindy Anderson (Management) Several Homeowners in attendance	Board Members
Recorder	Management	
I.	Call Meeting to Order	Meeting called to order at 9:04 AM
II.	Approval of minutes	A motion was duly made, seconded and approved November 7, 2023 minutes.
III.	TREASURERS REPORT	In our operating account we have \$30,403 and in our reserve account we have \$221,703. for a total of \$252,107.
IV.	LANDSCAPING REPORT	Trim 43 trees
V.		
a.	Garage ceiling repair/paint	The Board reviewed two bids for painting and/or full repair. A motion was duly made, seconded and approve to go with paint only for \$11,850. All owner will be notified to remove cars from parking structure once we have a date.
b.	Balconies	Board discussed balconies. Attorney is working with WICR and has the paperwork. They are putting together a final notice to owners.
c.	Roofs	Roof work should be completed by January 23, weather permitting.

d.	Earthquake insurance	Our Earthquake insurance is now in place. Board received a insurance cert. and one has been placed on our website.
e.	Cork flooring rules	Architectural committee will work on the wording to be placed on the Architectural guidelines.
VI.		
a.	Roof cost increase	Western Pacific gave us notice that our hourly cost is increasing to \$150 per hour.
b.	Stucco update	The painter power washed our stucco in one area. It looks a lot better. Painter gave price to do on hourly rate. Board to look at areas they wish to have done. A motion was duly made, seconded and approve the painting of stucco behind elevators and railing between building one and three on cat walk.
c.	Electrical vehicles	Board reviewed the cost of a charging station. Tabled
d.	Fire alarm	A motion was, duly made, seconded, and approved to have our fire alarms connected to a monitoring company in the amount of \$42 per month plus installation of \$400.00
e.	Annual meeting agenda	The board reviewed the annual meeting agenda that will go out to owners with the ballots.
f.	Maintenance for 2022	Board to submit items for 2022. Tabled
g.	New composting laws	Management reported that this does not start until July and DWA has no other information, at this time.
h.	New HOA laws	New laws are about elections which is taken care of my NLB.
i.	Newsletter for spring	The board will be doing a Spring newsletter that will go out to the homeowners. Board encouraged to forward ideas.
j.	Website and photos	Board discussed getting new pictures for the website and homeowner volunteered they had new ones. Management will get them installed on website.
k.	Board meeting calendar	Management will provide meeting date list and send to board for approval.

<p>m.</p> <p>n.</p>	<p>Letter to new homeowners</p> <p>No Construction on Sat/Sun</p> <p>Homeowner comments</p> <p>Meeting adjourned at 11:23 AM</p>	<p>Board made some changes and will give to CAFS to give to new owners</p> <p>Board discussed that we follow City guidelines which is no work on Sundays.</p> <p>Balcony questions, roofs and homeowner violation.</p> <p>Next meeting is the scheduled for Feb 21, 2022 @ 9:00 AM.</p> <p>Exec session 11:24 to 11:47 legal</p>
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