

Board Meeting		
<b>Date</b>	July 17, 2023	
<b>Place</b>	Villa Caballeros on Zoom,	
<b>In Attendance</b>	<p>Mark Davis Michael Fitzgerald Roger Vanhyfte Michael Delauzon Wes Smith Cindy Anderson (Management)</p> <p>Several Homeowners in attendance</p>	Board Members
<b>Recorder</b>	Management	
<b>I.</b>	Call Meeting to Order	Meeting called to order at 9:04 AM
<b>II.</b>	Approval of minutes	A motion was duly made, seconded and approved June 19, 2023 minutes.
<b>III.</b>	TREASURERS REPORT	In our operating account we have \$27,693+ and in our reserve account we have \$253,841+. Other funds 32,651+ for a total of \$314,187+. We are overbudget. Board discussed Earthquake insurance cost and what we are over budget.
<b>IV.</b>	Committee reports	<p>Landscape: Irrigation needs to be checked.</p> <p>Architectural- lighting was discussed and a maybe a motion light in garage.</p>
<b>V.</b>	Business	
<b>a.</b>	Pest control	Some rats have been sighted and the pest control recommends 4 more stations to control them. A motion was duly made, seconded and approved 4 stations at \$40 per box.

b.	Budget	The 2024 budget was discussed. Draft will be sent to all board members for input. We will table for next meeting.
c.	Parking structure	Tabled for further bids.
d.	Homeowner comments	Balconies, walkways, and stairs.
e.		Next meeting is the scheduled for September 18, 2023 @ 9:00 AM.
f.	Meeting adjourned at 9:54 AM  10:00 Exec session	Past due accounts