

Board Meeting		
Date	June 19, 2023	
Place	Villa Caballeros on Zoom,	
In Attendance	Mark Davis Michael Fitzgerald Roger Vanhyfte Michael Delauzon Wes Smith Cindy Anderson (Management) Several Homeowners in attendance	Board Members
Recorder	Management	
I.	Call Meeting to Order	Meeting called to order at 9:01 AM
II.	Approval of minutes	A motion was duly made, seconded and approved April 17, 2023 minutes.
III.	TREASURERS REPORT	In our operating account we have \$31,641+ and in our reserve account we have \$235,436+. Other funds 11,093+ for a total of \$312,000+. We are slightly overbudget. Board discussed Earthquake insurance cost and what we are over budget. Management will report at next meeting. Management to see what we can do by cancelling the CD we had to put into another CD making for money and to move 50 to 75 thousand into a CD making 5% or more. Earthquake insurance was discussed and will be added to next agenda.
IV.	Committee reports	Landscape: Discussed recycling and sending out further notification to assist with compliance. Balcony: Mark met with attorney and discussed balconies. Mark

<p>v.</p>		<p>will follow up about Architect that signed the contract.</p>
<p>a.</p>	<p>Annual meeting date</p>	<p>Due to the new laws we need to set our annual meeting now. Annual meeting date will be January 20th at 10:00 and it will be at the location.</p>
<p>b.</p>	<p>Gate Strobe</p>	<p>A new code make is mandatory for us to install strobes to allow emergency units into our complex. The estimate if \$2, 450 for both gates. A motion was duly made, seconded, and approved to install.</p>
<p>c.</p>	<p>Parking structure</p>	<p>We have a bid to paint the ceiling of the parking garage for \$12,500. Board directed management to get another two estimates.</p>
<p>d.</p>	<p>French drain</p>	<p>Flooding is occurring at bldg. 3 on the west side stair area. A bid to do a French drain was reviewed from Prime care in the amount of \$1455. A motion was duly made, seconded, and approved to move forward with the job.</p>
<p>e.</p>	<p>Meeting dates</p>	<p>Board reviewed meeting dates for the rest of 2023. Board approved and this will be posted on the website.</p>
<p>f.</p>	<p>Reserve study</p>	<p>Board discussed the Reserve Study proposal for \$600 for this year's annual mailing in November. A motion was duly made, seconded and approved SCT.</p>
	<p>Homeowner comments</p>	<p>Waste disposal, bridge from building 3 to 1 and parking cover. Walkways and stairs.</p>
	<p>Meeting adjourned at 10:17 AM</p>	<p>Next meeting is the scheduled for July 17, 2023 @ 9:00 AM.</p>
	<p>10:35 Exec session</p>	<p>Balcony contract and legal</p>

VILLA
CABALLEROS 

255 S. Avenida Caballeros, Palm Springs, CA 92262