

VILLA CABALLEROS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 19, 2013 AT 9:00 A.M.
Draft

CALL TO ORDER:

Community Manager Cindy Anderson called the meeting to order at 9:02 a.m. at Community. Other Board members present were Dennis Hoff, Mark Davis & Syd Steinbock. Several homeowners were present.

MINUTES: A motion was duly made, seconded and approved the minutes of September 28, 2013 .

TREASURER'S REPORT: Treasurer Mark Davis reviewed the August 2013 Financials. Operating funds were \$20,126 and reserve funds \$230,347. A motion was duly made, seconded and approved to accept the treasurer's report.

MANAGEMENT REPORT: Management reported on ongoing maintenance items. Management reported that the we have a hold up on the pool gates but the ped common area gate is complete. Decking by pool stairs is peeling and sprinklers need some adjusting by visitor parking on the west end.

COMMITTEE REPORTS:

LANDSCAPE- Summer stress was not too bad this year, fall flowers will be planted and fertilized this week and trees will be trimmed.

CORRESPONDENCE: None.

OLD BUSINESS:

A. **BUDGET:** Mark Davis reviewed the proposed budget and stated dues will remain the same and the same amount will be funded to the reserve. A motion was duly made, seconded and approved.

B. **RESERVE STUDY:** A motion was duly made, seconded and approved as presented.

C. **LEASE UPDATE:** Tabled

NEW BUSINESS:

A. **SEAL COAT:** Board reviewed estimate in the amount of \$2,788 to seal coat streets by Eagle. Parking areas will be shut down for 4 days.

B. **TERMITES:** Board reviewed estimate of \$250. A motion was duly made, seconded and approved to have treated for termites.

C. **BOOKKEEPER INCREASE:** A motion was duly made seconded and approved the bookkeepers increase.

D. **ROOF MAINTENANCE:** A motion was duly made seconded and approved to have roofs cleaned and repair not to exceed \$2,000.

HOMEOWNERS FORUM: Homeowners discuss pest control, irrigation leak and gates.

NEXT MEETING:

The next meeting will be held on Dec 21, 2013 at 9:00 a.m. Community room.

ADJOURNMENT: The meeting adjourned at 9:40 a.m.

Secretary

Date