

VILLA CABALLEROS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 21, 2013 AT 10:30:00 A.M.
Draft

CALL TO ORDER:

Community Manager Cindy Anderson called the meeting to order at 10:31 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 October 19, 2013.

TREASURER'S REPORT: Treasurer Mark Davis reviewed the November 2013 Financials. Operating funds were \$14,352 and reserve funds \$242,072. A motion was duly made, seconded and approved to accept the treasurer's report.

MANAGEMENT REPORT: Management reported on ongoing maintenance items. We continue to have issues with the north ped gate closing and lock need repair. A request was made for the recycling bin to be replaced and they replaced the trash bin in error and have been contacted to correct the error.

COMMITTEE REPORTS:

LANDSCAPE- Winter flowers are doing well and have been treated for snails. Board discussed lawn buy back program.

POOL – Spa has been drained and acid washed.

CORRESPONDENCE: None.

OLD BUSINESS:

- A. **ANNUAL MEETING DATE:** January 18th will be the meeting and Mark Davis will pick up the food.
- B. **ROOF UPDATE:** A motion was duly made, seconded and approved as presented in the amount of \$4,000 to repair blisters.
- C. **LEASE UPDATE:** Nothing to report at this time.

NEW BUSINESS:

- A. **AUDIT AND TAXES:** A motion was duly made, seconded and approved to have Joel Glassman provide our audit and taxes in the amount of \$1,800.
- B. **BOARD MEMBER:** George Zander sold his unit therefore can no longer serve as a board member. A motion was duly made seconded and approved to place Jon Smith in this position with 2014 remaining on the seat.

HOMEOWNERS FORUM: Homeowners discuss locks, landscaping, cable and gates.

NEXT MEETING:

The next meeting will be held on Feb 15, 2013 at 10:30 a.m. Community room.

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

Secretary

Date