

**VERMONT VILLAS CONDOMINIUM
HOMEOWNERS ASSOCIATION**

REGULAR SESSION MEETING

**Thursday, July 11, 2024
6:00 PM**

**Please remember that all information contained in this packet is confidential
and is not to be shared with other members**



VERMONT VILLAS CONDOMINIUM HOMEOWNERS ASSOCIATION
REGULAR MEETING OF BOARD OF DIRECTORS
MINUTES
June 10, 2024

Directors Present: K. Lawrance, T. Ferguson, L. Clawson

Directors Absent: S. Holden and B. Nthambiri

Others Present: A. Martinez representing Elite Community Management

CALL TO ORDER

President, K. Lawrance called the meeting to order at 6:00 p.m. at the Clubhouse. The meeting was held in person at 450 West Vermont Avenue, Escondido, California in the Rec. Building.

HOMEOWNER FORUM

There were no homeowners in attendance. No comments were made at this time.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed minutes from May 9, 2024.

Upon a motion duly made, and seconded, the Board unanimously approved the May 9, 2024 meeting minutes.

No Executive Session was held after the regular meeting.

Financials

The Board discussed the current financials it was noted that the association should be looking into CD's and other methods of earning interest on the Reserves.

Upon a motion duly made, and seconded, the Board unanimously approved the financials for May 31, 2024.

Maintenance Report

The Board discussed the maintenance report as provided by management. It was noted at this time if the request is not a life safety request that it is to be considered deferred maintenance.

OLD BUSINESS

Collection Policy

The Board discussed the proposed Collection Policy. This policy was posted for 28-day review May 9, 2024. The 28-day review was completed in June 10, 2024.

Upon a motion duly made, and seconded, the Board unanimously adopted the Collection Policy as written.

The Board agreed to move account #24239 collection to Delphi Law Group.

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OLD BUSINESS

Special Assessment – Building Re-pipe Project

The Board discussed the need for a Building Re-pipe and agreed that a special assessment is needed to Re-pipe the property.

Upon a motion duly made, and seconded, the Board unanimously approved a special assessment with a 2-year repayment plan at a cost of \$7,000 for one-bedroom units and a cost of \$11,000 for two-bedroom units amount totaling approximately \$1,000,000.00.

Special Assessment – Replenishment of the Reserve Account

The Board discussed the Reserve Replenishment status.

NEW BUSINESS

Reserve Study Proposal 2024

The Board reviewed the proposal provided by Trower. The Board tabled this bid at this time to review the need for a new Reserve Study.

Budget 2024 - Draft

The Board reviewed the draft 2024 Budget. The Board tabled the 2024 Budget at this time pending further review.

Protec - Janitorial Proposal

The Board reviewed the proposal provided by Protec regarding janitorial services. The Board tabled this proposal pending redrafting.

Line Jetting Proposal

The Board reviewed the proposal provided by Advanced Plumbology regarding line jetting of the storm drains.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Advanced Plumbology in the amount of \$6,500 to jet the Storm Drains.

Request for Reimbursement

The Board reviewed the request for reimbursement submitted by an owner.

Upon a motion duly made, and seconded, the Board unanimously denied the request for reimbursement.