

Board Meeting		
<b>Date</b>	December 18, 2023	
<b>Place</b>	Villa Caballeros on Zoom,	
<b>In Attendance</b>	Mark Davis Michael Fitzgerald Roger Vanhyfte Michael Delauzon Wes Smith Cindy Anderson (Management)  Several Homeowners in attendance	Board Members
<b>Recorder</b>	Management	
<b>I.</b>	Call Meeting to Order	Meeting called to order at 9:03 AM
<b>II.</b>	Approval of minutes	A motion was duly made, seconded and approved November 21, 2023 minutes.
<b>III.</b>	TREASURERS REPORT	In our operating account we have \$3,316+ and in our reserve account we have \$278,0910+. Other funds 18,276+ for a total of \$300,502+. A motion was duly made, seconded and approved. A motion was duly made, seconded, and approved 009-613-299
<b>IV.</b>	Committee reports	Landscape: Lights out at building one. Trash area has been an issue with that is ongoing.
<b>V.</b>	Business	
<b>a.</b>	Earthquake	The new earthquake policy increase was not as predicted but is \$55,722. New budget amount will be discussed below. Board is looking into Motus to see if this is an option.

b.	Budget	Dues were increased to \$548, do to the estimated increase in earthquake dues. This increase estimate did not happen. A motion was duly made seconded and approved to send out a revise budget in the amount of \$520. This will be mailed right away notifying owners.
c.	Balconies	Board discussed how to proceed on the balconies. Board will discuss contract in executive session.
d.	Walkways	Board again discussed the walkway. Tabled for Jan meeting.
	Homeowner comments	Dues, insurance, website, owner violations and balconies.
	Meeting recess at 10:22 AM	
	10:43 – 11:14 Exec session	In Exec session board discuss balconies. No decisions were made.
	Adjourned into general session 11:15	
	Adjourned the meeting 11:16	
		Next meeting is the scheduled for January 20, 2023 @ 10:00 AM.