

Villa Caballeros Homeowners Association Board Meeting Minutes					
Date	September 30, 2024	Zoom Virtual Meeting			
Attendance	Board Members	Board Member	Position		Status
		Brian Earp	President		Present
		Michael DeLauzon	Vice President		Present
		Mark Davis	Treasurer		Present
		Rodger VanHyfte	Secretary		Absent
		Michael Fitzgerald	Director at Large		Present
	Homeowners	Homeowner(s)	Unit	Homeowner(s)	Unit
		Bernal	319	Smith	319
		Killion	112	Mitrovic	214
		Griffith	108		
		Bluhm	117		
Recorder	Management				
I.	Call Meeting to Order	Meeting called to order at 10:03 AM			
II.	Approval of Minutes	Board of Director Meeting Minutes July 22, 2024 Motion to approve: Davis Motion seconded by: DeLauzon All ayes			
III.	Treasurer’s Report	Mid-year financial summary (presentation) provided <ul style="list-style-type: none">Spending on track with 148 under budget. We should end the year with \$236,000 in reserves (assuming we complete all elevated walkway work and minimal plan for garage with Goss Construction)Reserve Study for 2025 still underway with SCT Reserves.Action Item: Mark Davis: Follow up with Mike Graves at SCT to get reported completed in time for budget and November 2024 Board meeting			
IV.	Committees Updates	Architectural & Landscape <ul style="list-style-type: none">A&L committee presented several bids. Because of the budget board allotted \$2,000 at this time. Where summer sun overwhelms the plants and trees the remainder will be done in 2025.A&L committee to presented repairs to the boxes and planting suggestions. These two will be addressed in 2025. Finance Committee: <ul style="list-style-type: none">No further news to report Communication Committee			



		<ul style="list-style-type: none"> DeLauzon and Earp have been investigating options. After looking at several options they found the one that will allow us to post on our own and update. Our current website is not secure. A motion was duly made by Davis, seconded DeLauzon and approved to move forward for a new 2025 website. \$550 per year and a set-up of \$500.
V	New Business	<p>a) <u>Motus Loss Assessment Insurance Offering</u>: Motus for loss-assessment insurance consideration continues with our current EQ policy. This will be looked at again in 2025 and the starting of the new year.</p> <p>b) <u>Tennis Court & Garage Leak Update</u>: Earp presented previous options from Mark Goss Construction. The board discussed and a motion was duly made by Davis, seconded by DeLauzon and approved to move forward with the repairs for the \$40,000 repairs.</p> <p>c) <u>Elevated Walkway Repair</u>: Board voted last month to:</p> <ul style="list-style-type: none"> Accept repair estimate from Cooper Coatings of \$69,850 to complete the work before the end of 2024. Accept spending up to \$5,000 to repair exposed/damaged plywood where needed. Board found that it will cost us another \$10,000 to complete (Precision Construction & Painting estimate provided of \$14,850). Incremental spend of \$10,000 proposed from reserves. Motion to approve: Davis Seconded by: DeLauzon All Ayes Action Item: Time frame/necessary communications with residents will be sent soon and will need to be shut down for one week in November/October, but only for about 6 hours.
VI.	Correspondence	None
VII.	Homeowner forum	General questions and answers
VIII.	Meeting Adjourned	10:34 AM
IX.	Next Meeting	December 16, 2024, at 10:00 AM and we schedule on in Nov if needed.