

**VERMONT VILLAS CONDOMINIUM HOMEOWNERS ASSOCIATION**  
**REGULAR MEETING OF BOARD OF DIRECTORS**  
**MINUTES**

**October 9, 2025**

**Directors Present:** L. Clawson, E. Mathews, K. Edwards and B. Nthambiri

**Directors Absent:** S. Holden

**Others Present:** A. Martinez of Elite Management and 3 Homeowner were present; K. Murphy and K. DeGraw of Monarch Landscape

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**CALL TO ORDER**

L. Clawson called the meeting to order at 6:18 p.m. at the Clubhouse. The meeting was held in person at 450 West Vermont Avenue, Escondido, California in the Rec. Building.

**HOMEOWNER FORUM**

Two owners were present. Items discussed included missing parking space numbers and the increase in assessments.

**VENDOR PRESENTATION - MONARCH LANDSCAPE**

K. Murphy and K. DeGraw came and presented on Monarch Landscape.

**APPROVAL OF PREVIOUS MEETING MINUTES**

**Upon a motion duly made and seconded the Board approved the minutes of the September 11, 2025.**

**FINANCIALS**

The Board reviewed the financials in compliance with civil code.

**AGING DELIQUENCY**

**Upon a motion duly made, and seconded the Board approved the waiver of the late fee on account #27389**

**Upon a motion duly made, and seconded the Board approved the waiver of the late fee on the account #35901.**

**Reserve for Transfer from Operating and Reserve Account**

The Board discussed the need for a transfer to Reserves.

**Upon a motion duly made, and seconded the Board approved the transfer from Operating to Reserves in the amount of \$7,000.**

**ELITE COMMUNITY MANAGEMENT**

**Management Report**

The Board reviewed the Management Report as presented.

**Service Report**

The Board reviewed the service desk report.

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### Landscape Report & Proposals

The Board reviewed the landscape report.

**Upon a motion duly made, and seconded the Board approved item 16 in the amount of \$500.00**

### UNFINISHED BUSINESS

#### Architectural Application

The Board reviewed the application submitted.

**Upon a motion duly made, and seconded the Board approved the application for a replacement ac for unit 708.**

#### Taxes/Review 2024 - 2025

Taxes to begin once financials are available for August.

#### AB130 – Enforcement Policy

The Board discussed the fine policy as presented.

**Upon a motion duly made, and seconded the Board approved the fine policy as written.**

#### Landscaping Maintenance Contract Review and Discussion

The Board reviewed the proposal submitted.

Upon a motion duly made, and seconded the Board approved the proposal from Monarch Landscape to complete service monthly at \$3,800.

#### Concrete Proposals

The Board reviewed the proposals submitted.

Upon a motion duly made, and seconded the Board approved the proposal from San Marcos Landscape for the panel replacement outside of the 1100 building in the amount of \$1,225.

### NEW BUSINESS

#### Projects 2026 – Board Recommendations

The Board reviewed the wood repairs and fencing in the community.

#### Roof Repair – Proposal

The Board reviewed the proposal for roof repairs in the community. The Board requested further clarification on the repairs.

#### Epsten – Fee Increase

The Board reviewed the increase in legal expenses.

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Owner Communication – Request to Not Reimburse the Association

The Board reviewed the request from the Homeowner.

**Upon a motion duly made, and seconded the Board denied the request to waive the charge back to the owner for the plumbing damages.**

Correspondence

The Board reviewed the incoming and outgoing correspondence.

**ADJOURNMENT**

There being no further business to bring before the Board, the meeting was adjourned at 7:40 p.m.

Prepared by:

*Elite Community Management*

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Board Member

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Date