

---

TREVI VILLA HOMEOWNERS ASSOCIATION, INC.  
MINUTES  
of the Regular Meeting of the Board of Directors held  
December 6, 2017

---

The meeting began at 6:34pm. The following Board Members were present: Jeffrey Davidson, Donnie Baca, and Christoph Diecke. Management (ceosd.net) was represented by Santina Sandoval.

OPEN FORUM: Owners were concerned with painting of balconies and doors. [OPEN]

BOARD MEMBER and OFFICERS: The newly elected Board decided on the following positions: [BMBR]

Christoph Diecke - Secretary  
Robert Shinno - Director at Large

Kyle Zimmerman joined the meeting.

MINUTES of LAST MEETINGS held on 11/01/17 were approved. [MINS]

FINANCIAL STATEMENTS for period ending 10/31/17 were accepted as submitted. [FINS]

PRESIDENT REPORT: Kyle Zimmerman reported out on security cameras.

TREASURER REPORT: Jeff Davidson report out on the 12/31/17 Reserve Study Review, \$24,000.00 borrowed from the Reserve, past due invoices to EmpireWork.

On a motion by Jeff, the Board, to pay the past due invoices to EmpireWorks from the Operating and not the Reserves. Passed 4-0.

MANAGEMENT REPOST: Santina reported out on Architectural Committee Alan Bestall report; Alley Drain [1325]; Painting Project [1160].

CLEAN OUTS: On a motion by Donnie, the Board, approved Homecrafts Plumbing proposal for \$3,020.00 to install clean outs in the garage to the kitchen stacks. Passed 4-0. [1334]

UNIT CEILING LEAK: On a motion by Donnie, the Board to expect a settlement of \$1,000.00 for the water leak repairs in his unit. Tabled by consent. [1170]

COURT YARD PLANTER BOXES: Management was tasked to seek proposals from Architectural Landscaper. [1335]

BACK ALLEY PALM TREE REMOVALS: On a motion by Kyle, the Board, approved the City of San Diego to remove the back alley palm trees. Passed 3-1. [1347]

---

NEXT REGULAR BOARD MEETING will be held Tuesday, 01/09/17 at 6:30pm in the Management Office Conference Room. [BDMT]

The meeting adjourned at 7:32pm.

  
Recorded by

**APPROVED**  
JAN - 9 2018  
Approved by