

**VILLA MILANO @Rancho Sin Vacas Board Meeting Minutes – May 12, 2026, at 1:00 pm
Via Zoom and at 7531 N. Viale Di Buona Fortuna**

1. CALL TO ORDER - The meeting was called to order at 1:00 pm by Susan Shea

Susan Shea, Chris Siderelis, Dick Mills– Board Members, Lorna De La Ossa, association manager and 6 homeowners of the association.

2. Meeting Minutes – The minutes from February 26, 2026, were previously read by the board and approved unanimously.

3. President's Report – The entrance stone was completed with brown rock, and the board would like thank Charlotte for coordinating that job.

Susan Shea stated that she wanted to set up a new policy regarding contacting legal counsel. The Board adopted a policy requiring notification to the President and Treasurer prior to contacting legal counsel, along with written requests and written responses, to ensure accountability, cost control, and clear guidance for the community. It was approved unanimously.

4. Financial Report – It was reported that there is \$82,543.83 in the checking account that includes the special assessments that have been collected. There is \$22,822.90 in the reserve account. There was \$26,309.08 collected as of April 30 for the special assessments. Expenses are not out of the ordinary. The pool area cleaning will start to go up as the pool season starts and the HOA paid \$50 to the state tax return.

5. Old Business –

- a. Street Update – the work will be scheduled for the fall when the weather is cooler.
- b. Amendment #4 (rental amendment) – Susan discussed the effort that went into making Villa Milano a rental free community and that in 2025 the attorney misled the board at that time that rentals were allowed, but the current board will still enforce the NO Rentals Allowed for homeowners that are not grandfathered.
- c. Reserve Study – Susan would like a full board vote on the reserve study via email, since two of the board members were not available to attend the meeting.

6. New Business –

- a. Phase II – Declarant now owns all 28 lots of Phase II and the homeowners were asking how can they separate from the declarant. There is an option that he can separate Phase I & Phase II, but that could cost \$20,000 to \$50,000 to do new plat maps and change the CCR's for each phase. It could also be beneficial when Phase II is complete, because the association will start to collect dues as the lots are built and sold off to individuals. The board would like to meet the declarant at some point to talk to him.
- b. Sin Vacas reduction in dues letter – as much as the board would like to pursue this with Sin Vacas, it would be very costly to take the master association to court.
- c. Susan Shea would like to get proposals from other legal counsel for the HOA and the attending board members concurred. The association manager and the board will investigate and discuss it at a later meeting.
- d. New landscape company will be tabled until the roads are done.

6. Open Discussion –

- a. A homeowner asked about possibly adding some color to the neighborhood with drought tolerant plants. Irma will submit ideas to the board.
- b. Chris would like to get all the homes in the community sprayed with pre-emergent. Lorna will get a proposal from the landscape company.

7. Adjournment – 1:46 pm

Respectfully submitted, Lorna De La Ossa, Association Manager