VILLA MILANO AT RANCHO SIN VACAS

Board Meeting Minutes – November 5, 2026, at 10:30 am
Via Zoom & in person at 7531 N. Viale Di Buona Fortuna

I. Call to order – 10:34 am

In attendance – Susan Shea, Dick Mills, Eric Styrmoe & Susan Johnson – members of the board, along with Lorna De La Ossa – association manager and 3 homeowners not members of the board

II. Approval of last meeting's minutes – The minutes from May 12, 2026, were previously read by the board and approved unanimously.

III. Presidents Report – Susan Shea mentioned that she is impressed with the vendor for garage doors, Semper Fidelis Garage Doors, that David Shein has found and would recommend the company for future garage door replacements within the community, after we see the finished product.

IV. Financial Report – Everything is in order and the association has $59,027.82 in both accounts as of October 31, 2026.

V. Old Business –

a. Villa Milano streets were micro surfaced in October and the streets look good. A homeowner drove over the fresh payment before it was cured, leaving tire marks in the street. The asphalt company said that over time the tire marks will fade and once the seal coating is completed in 2027, you won't see them anymore.
b. Phase II update – the declarant has not reached out to the association management, but there is word that the declarant will start to break ground on the 4 top lots by the end of the year. It was asked if the board has considered asking the declarant to separate the two associations. They responded that they have had that discussion and the homeowner, David Shein, would like to reach out to the declarant to discuss this possibility.

VI. New Business –

a. The homeowner approached the board and asked permission to cut down two Ironwood trees that were behind his house at 2660 E. Corte Dei Fiori. Work was going to start and a neighbor had some concerns and reached out to the board and asked for the work to not start. In the past, trees in the common area have been cut down that have been possible issue with encroachment of the fire break and going over a homeowner's private property. There is a new tree trimming request form that is being drafted.
b. Board discussion about parking in the community. The board will consider that times have changed and with families moving and larger vehicles that don't fit in the garages, that driveway parking will be permitted, but they are going to start strictly enforcing the no overnight parking in the streets. The parking lot by the pool can be used for overnight parking. Cards will be placed on vehicles that are parked in the street overnight and the association manager will be notified of the violation.
c. The landscaping clean-up for the 5-foot barrier will be tabled for the next meeting.
d. Special assessment for the street seal coating will not be voted on at this time. The board does not want to have a special assessment and the estimated higher cost for the seal coating has been placed in the 2027 budget.
e. The budget for 2027 was approved unanimously. No dues increase for 2027.

VII. Open Discussion – none.

VIII. Adjournment – 11:55 am

Respectfully submitted: Lorna De La Ossa, Association Manager