

# Mesa Village Homeowners Association

10540 Caminito Baywood  
San Diego, CA 92126

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## Notice of Executive Meeting December 17, 2024 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, December 17, 2024 at 6:00 PM in the recreation hall at 10540 Caminito Baywood, San Diego, CA 92126.

Time	Agenda Topic	Presenter	Page
6:00 PM	Call to order	Jim Webster	
6:00 PM	Approval of November executive minutes		1
	Unfinished Business		
6:05 PM	Delinquencies	Ed Woods	Sep. Packet
	New Business		
6:30 PM	Request from unit 321 to waive the fee for rain gutter installation in the front of the unit.		35
6:35 PM	Discipline Hearings		0 Items
6:40 PM	Discipline Agenda		38 Items
6:55 PM	Adjournment		
7:45 PM	Reconvened Executive Meeting		
7:45 PM	Discipline Hearings		0 Items
7:55 PM	Adjournment		

### Meeting Rules

No audio or video recording allowed by attendees. However, the Secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting, but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the Open Forum portion of the meeting. Attendees may not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting and fined.

With the following exceptions, boards are not allowed to discuss or take action on any item not on the agenda. As provided for in [Civil Code §4930\(a\)](#):

- Board members and their agents (including managers) may briefly respond to statements or questions from association members, ask clarifying questions, make brief announcements, or make brief reports on their own activities.
- Boards may refer certain informational matters and administrative tasks to its managers, agents and staff--even if these items were not listed on the agenda.
- Any subject may be discussed and acted upon if there is an emergency, if immediate action is needed on a matter which arose after the agenda was distributed, or if the item was on a recent agenda and was continued to the current meeting.

**Notice of General Meeting November 19 2024**  
**General Session**

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, November 19, 2024 at 7:00 PM in the recreation hall at 10540 Caminito Baywood, San Diego, CA 92126.

Time	Agenda Topic	Presenter	Pg
7:00 PM	Call to order.	Jim Webster	
7:00 PM	Approval of the November minutes.		3
7:05 PM	<b>Open Time:</b> During open time, each attendee may address the Board for up to three minutes. A director or manager may briefly respond to statements made or questions posed. Speakers and Board Members must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.		
Reports			
7:20 PM	Treasurers Report Review of Financials <ul style="list-style-type: none"><li>• Approve Transfer of \$18,914.00 from operational to reserve account</li><li>• Approve Transfer of \$100,000.00 from operational to reserve account (Complete Loan Payback)</li><li>• Approve Check to Republic Services for \$13,609.76 from operation account</li><li>• Approve Multiple Checks to Top Line Electric not to exceed a total of \$87,000 for main panel replacements in Ct. 1, 3, 4, 5 and 6 in the next 30 days from the reserve account</li><li>• Approve Check to City Treasurer for \$51,454.43 from operation account</li><li>• Approve the FY2024 Audit Review to be mailed out to the members (Page 7)</li></ul>	Joe Bulfer	
7:25 PM	Managers Report	Ed Woods	57
Unfinished Business			
New Business			
7:30 PM	Rules and Regulations		Sep Item
7:40 PM	Architectural Request	Sep. Packet	0 Items
7:40 PM	Adjournment		

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- Any subject may be discussed and acted upon if there is an emergency, if immediate action is needed on a matter which arose after the agenda was distributed, or if the item was on a recent agenda and was continued to the current meeting.

**MESA VILLAGE HOMEOWNERS ASSOCIATION  
MINUTES OF THE GENERAL MEETING FOR THE  
BOARD OF DIRECTORS  
November 19, 2024**

**Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, November 19, 2024, at 7:00 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.**

**Directors Present:**

<b>Jim Webster – President</b>	<b>Andy Pappas – Member</b>
<b>Randy Castellano – Vice President - Absent</b>	<b>Melody Ordway – Member</b>
<b>Lou Fink – Secretary</b>	<b>Karin Summerford – Member</b>
<b>Joe Bulfer – Treasurer</b>	

**Also Present:       Ed Woods – Property Manager  
                          Betty Medina – Assistant**

**APPROVAL OF MINUTES**

**A motion was made, seconded, and carried to approve the September general minutes and October Annual Minutes.**

**OPEN TIME**

**A homeowner asked when we first knew about the electrical panels.  
A homeowner asked what the special assessment of \$844 covers.  
A homeowner asked why we used different accounts to pay for the liability insurance.**

**TREASURER’S REPORT**

**Joe Bulfer reported that the Association’s financials are doing well.**

**A motion was made, seconded and carried to approve the following:**

Mesa Village HOA General Minutes  
November 19, 2024

- **Approve Transfer of \$18,914.00 from operational to reserve account**
- **Approve Transfer of \$500,000.00 from US Bank Reserve to Merrill reserve account**
- **Approve ETF to Insurance Broker for \$409,780 from operation account**
- **Approve check to Insurance Broker for \$200,000 Borrowed from reserves**
- **Approve Transfer of \$100,000.00 from operational to reserve account (Loan Payback)**
- **Approve Check to Republic Services for \$13,405.30 from operation account**
- **Approve Check to pro-tec for \$14,040 from reserve account**
- **Approve Check to City Treasurer for \$58,424,68 from operation account**
- **Approve Check to pro-tec for \$14,040 from reserve account**

**\*The Board practices oversight of significant financial and operational matters.**

### **MANAGER'S REPORT**

**Ed updated the Board and residents on the progress of the painting, siding, maintenance, and other projects.**

**Half of the roof was replaced at 10624 Derecho in the process of submitting a claim to the homeowners insurance.**

**The painting program has been put on hold while the Association completes the Zinsco campaign.**

**To help ease scheduling an additional monitor has been hired.**

### **LIENS**

**After discussion, a motion was made, seconded and carried to approve proceeding with lien on the following APNS. APN 318-380-02-28**

## **ARCHITECTURAL REQUEST**

**The following architectural requests were considered on 11/19/2024. They were approved/disapproved as noted.**

**1 - 00091-37 - 8838 FLANDERS DR. - Architectural - Patio Lights**

**Referred To Board on Tuesday Nov 19, 2024**

**Dis-Approved on Tuesday Nov 19, 2024 -**

**2 - 00231-30 - 9038 FLANDERS DRIVE - Architectural - Patio Fan with light**

**Referred To Board on Tuesday Nov 19, 2024**

**Board Approved on Tuesday Nov 19, 2024**

**Pre-Approved on Tuesday Nov 19, 2024 -**

**3 - 00235-13 - 10502 CAMINITO BAYWOOD - Architectural - Carport Light Fixture Moved**

**Referred To Board on Tuesday Nov 19, 2024**

**Board Approved on Tuesday Nov 19, 2024**

**Pre-Approved on Tuesday Nov 19, 2024 -**

**4 - 00254-25 - 10545 CAMINITO BAYWOOD - Architectural - Chairs at Front Door**

**Referred To Board on Tuesday Nov 19, 2024**

**Board Approved on Tuesday Nov 19, 2024**

**Pre-Approved on Tuesday Nov 19, 2024 -**

**5 - 00258-13 - 10537 CAMINITO BAYWOOD - Architectural - Windows In Patio Outside Guidelines**

**Referred To Board on Tuesday Nov 19, 2024**

**Board Approved on Tuesday Nov 19, 2024**

**Pre-Approved on Tuesday Nov 19, 2024 -**

**6 - 00449-10 - 9116 FLANDERS DR. - Architectural - Shed**

**Referred To Board on Tuesday Nov 19, 2024**

**Board Approved on Tuesday Nov 19, 2024**

**Pre-Approved on Tuesday Nov 19, 2024 -**

**7 - 00333-13 - 10643 CAMINITO CHUECO - Architectural - Netting above Carport Fence**

**Referred To Board on Tuesday Nov 19, 2024**

**Board Approved on Tuesday Nov 19, 2024**

**Pre-Approved on Tuesday Nov 19, 2024 -**

**8 - 00333-12 - 10643 CAMINITO CHUECO - Architectural - Patio Lights**

**Referred To Board on Tuesday Nov 19, 2024**

**Board Approved on Tuesday Nov 19, 2024**

**Pre-Approved on Tuesday Nov 19, 2024**

**Final Approval Date Tuesday Nov 19, 2024 -**

**9 - 00188-13 - 10612 CAMINITO MANSO - Architectural - Water Purifier In Carport**

**Referred To Board on Tuesday Nov 19, 2024**

**Dis-Approved on Tuesday Nov 19, 2024 -**

**ITEMS DISCUSSED DURING THE EXECUTIVE SESSION**

- Approval of the minutes from the prior executive session
- Delinquencies
- Discipline hearings
- Holiday party/ Employee bonuses/ Gift budget

**ADJOURNMENT**

**There being no further business to come before the Board at this time, a motion was made, seconded, and unanimously carried to adjourn the meeting. The meeting was adjourned at 8:06 PM.**

**Approved By:** Low Fink **Date:** 11/19/2024