

Mesa Village Homeowners Association

**10540 Caminito Baywood
San Diego, CA 92126**

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Notice of Executive Meeting April 15, 2025 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, April 15, 2025 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 March executive minutes.		1
Unfinished Business			
6:05 PM	Delinquencies APN 318-390-03-42—Foreclosure Action	Ed Woods	Sep. Packet 17
6:30 PM	Solar		21
New Business			
6:20 PM	Discipline Hearings		0 Items
6:40 PM	Discipline Agenda		55 Items
6:55 PM	Adjournment		
7:50 PM	Reconvened Executive Meeting		
7:50 PM	Discipline Hearings		0 Items
8:00 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 April 15, 2025
General Session

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, April 15, 2025 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 March minutes.		3
7:10 PM	Open Time: 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			
7:25 PM	Treasurers Report Review of Financials <ul style="list-style-type: none">• Approve Transfer of \$18,914.00 from operational to reserve account• Approve Check to Republic Services for \$14,562.44 from operation account• Approve check for Liability Insurance for an amount not to Exceed \$260,000 from the operational account.• Approve check to A+ Tree's for amount not to Exceed \$15,600 from the operational account.	Joe Bulfer	
7:25 PM	Managers Report Approve Liens—APN 318-390-02-22, APN 318 390 03 13	Ed Woods	27
Unfinished Business			
7:20 PM	Adopt Rental Rules		11
New Business			
7:05 PM	Insurance	Chris DiNino	13
7:40 PM	Architectural Request	Sep. Packet	2 Items
7:50 PM	Adjournment		

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**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
March 18, 2025 - Draft**

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, March 18,, 2025, at 7:03 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.

Directors Present:

Jim Webster – President	Andy Pappas – Member
Randy Castellano – Vice President	Melody Ordway – Member
Lou Fink – Secretary	Karin Summerford – Member
Joe Bulfer – Treasurer	

Also Present: Ed Woods – Property Manager

APPROVAL OF MINUTES

A motion was made, seconded, and carried to approve the February general minutes.

OPEN TIME

A resident asked why they were not receiving violation notices on their door. They were informed that they could update their Tenant Resident Information Form and opt in to receiving notices on their door.

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:

- Approve Transfer of \$18,914.00 from operational to reserve account**

Mesa Village HOA General Minutes
March 18, 2025

- **Approve Check to Republic Services for \$14,562.44 from operation account**
- **Approve Check to City Treasurer for \$24,890.00 from operation account**
- **Approve EFT to IRS for \$12,000 from the operational account**
- **Approve multiple checks to Evolution/Top Line electric from Reserves to complete the main panel replacements in the remaining 10 Courtyards at a total cost not to exceed \$162,600 in from the 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 siding, maintenance, and other projects.

The roofs for 10589 and 10593 were damaged by Racoons. After discussion, a motion was made, seconded and carried to have A Plus roofing replace the damaged side of the roofs at a cost not to exceed \$10,000.

CRITTER GUARD NOTICE

With an increase in damaged roofs with Solar Panels by Racoons, the Board made a motion, seconded and carried to mail notices to all the homeowner with existing Solar Panels on notice to either install a steel critter guard to help protect the roof or they will be responsible for the costs.

ELECTION RULE CHANGE

The Board directed management to send out to the members, new Election Rules allowing electronic voting for a 28 day review by the members.

ARCHITECTURAL REQUEST

The following architectural requests were considered on 03/18/2025. They were approved/disapproved as noted.

**1 00091-38 8838 FLANDERS DR.. Architectural - Patio Lights
Referred To Board on Tuesday March 18, 2025
Approved Tuesday March 18, 2025**

2 00248-18 10528 CAMINITO BAYWOOD Architectural - Windows with Grids downstairs

Referred To Board on Tuesday March 18, 2025

Approved Tuesday March 18, 2025

3 00407-21 10519 CAMINITO GLENELLEN Architectural – Shed

Referred To Board on Tuesday Feb 18, 2025

Disapproved Tuesday March 18, 2025

4 00509-8 10683 10620 CAMINITO DERECHO Architectural - Allow Trailer in Carport and Common Area

Referred To Board on Tuesday March 18, 2025

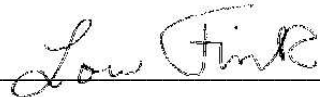
Approved Tuesday March 18, 2025

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

- **Approval of the minutes from the prior executive session**
- **Delinquencies**
- **Discipline hearings**

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 8:04 PM.

Approved By:  **Date:** 3/18/2025