

Mesa Village Homeowners Association

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

**www.mvhoa.org (858)566-0244
mvhoa@mvhoa.org (fax)566-0231**

Notice of Executive Meeting April 21, 2026 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, April 21, 2026 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	Randy Castellano	
6:10 PM	Approval of March minutes		1-2
Unfinished Business			
6:15 PM	Delinquencies Approve Proceed with Foreclosure AP 318-330-05-14	Ed Woods	Sep. Packet
6:30 PM	Damage Recovery Due to water Intrusion	Joe Bulfur	5-22
6:40 PM	AB130	Randy Castellano	23
New Business			
6:45 PM	Requested Agenda Items Review	Randy Castellano	
6:20 PM	Discipline Hearings		0 Items
6:20 PM	Discipline Agenda		12 Items
6:55 PM	Adjournment		
7:45 PM	Reconvened Executive Meeting		
7:45 PM	Discipline Hearings		0 Items
8:10 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.

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Notice of General Meeting April 21, 2026 General Session

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, April 21, 2026 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.	Randy Castellano	
7:00 PM	Approval of the March Minutes.		3
7:05 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			
7:20 PM	Treasurers Report Review of Financials <ul style="list-style-type: none"> • Approve Transfer of \$25,295.00 from operational to reserve account • Approve Check to Republic Services for \$14,562.44 from operational account • Approve Check to City Treasurer for \$31,588.22 from operational account • Approve Roll Over of CD with US BanCorp \$250,000 at 4% Maturity Date of 4/1/2030 • Approve Roll Over of CD with US BanCorp \$219,000 at 4% Maturity Date of 4/9/2030 	Joe Bulfer	
7:25 PM	Managers Report Approve to Proceed with Lien on AP 318-390-01-58	Ed Woods	25
Unfinished Business			
New Business			
7:30 PM	Architectural Request	Sep. Packet	5 Items
7:45 PM	Adjournment		

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**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
March 17, 2026 - Draft**

General Meeting of the Board of Directors for the Mesa Village Homeowners was called to order by Connie Kraus on Tuesday, March 17, 2026 at 7:00 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.

Directors Present:

Randy Castellano – Absent	Karin Summerford – Member
Connie Kraus – Vice President	Andy Pappas – Absent
Melody Ordway – Secretary	Joe Jr Sabeh – Member
Joe Bulfer – Treasurer	

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

APPROVAL OF MINUTES

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

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 \$25,295.00 from operational to reserve account**
- **Approve Check to Republic Services for \$14,562.44 from operational account**
- **Approve Check to Aplus Roofing for \$17,324.00 from reserve account**

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

MANAGER’S REPORT

Mesa Village HOA General Minutes
March 17, 2026

- **Ed updated the Board on personnel. Hirting landscapers has become a challenge.**
- **We continue to collect data on carport violations.**
- **Baywood pool has new patio chairs.**
- **Vicente has started gathering bids for the trimming of the palm trees.**

LIENS

After discussion, a motion was made, seconded and carried to approve proceeding with lien on the following APN 318-330-05-14

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

- **Approval of the minutes from the prior executive session**
- **Delinquencies**
- **Discipline hearings**
- **The Board voted in the prior executive session to initiate foreclosure on the property with Assessor Parcel Number 318-390-03-24**

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 7:39 PM.

Approved By: _____ Date: