

Mesa Village Homeowners Association

10540 Caminito Baywood
San Diego, CA 92126

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Notice of Executive Meeting August 19, 2025 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, August 19, 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	Randy Castellano	
6:00 PM	Approval of July executive minutes.		1
6:05 PM	Legal	Randy Castellano	
6:15 PM	Delinquencies !	Ed Woods	Sep. Packet
6:20 PM	Discipline Hearings		1 Items
6:25 PM	Discipline Agenda		27 Items
6:55 PM	Adjournment		
8:15 PM	Reconvened Executive Meeting		
8:15 PM	Discipline Hearings		0 Items
8:25 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 August 19, 2025
General Session**

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, August 19, 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.	Randy Castellano	
7:00 PM	Approval of the July 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			
7:20 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 to City Treasurer for \$74,273.62 from operational account. (Water Bill)•! Approve eft payment to La Barre and Oxnee for insurance installment payments 4 of 8 installment for \$12,425.00.	Joe Bulfer	
7:30 PM	Managers Report	Ed Woods	
7:40 PM	MVHOA Board email address!	Joe Bulfer	27
7:45 PM	Board Announcement		
7:50 PM	Approve updated Violation and Fine Policy		7
7:55 PM	Architectural Request	Sep. Packet	2 Items
8:10 PM	Adjournment		

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**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
July 15, 2025
DRAFT**

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, July 15, 2025, at 7:01 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 – Absent
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 June 2025 general minutes.

OPEN TIME

Homeowner spoke about the difference of when to call a monitor versus the Police

TREASURER’S REPORT

Joe Bulfer updated the Board on the state of the Association’s finances.

- Approve Transfer of \$18,914.00 from operational to reserve account**
- Approve Check to Republic Services for \$14,562.44 from operation account**

Mesa Village HOA General Minutes
June 17, 2025

- **Approve Check to City Treasurer for \$53,043.25 from operational account.**
- **Approve 3 eft payments to La Barre and Oxnee for insurance downpayment and installment payments 1,2 and 3 of 8 installment for \$88,827.34**
- **Approve FY2026 Budget**

***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, maintenance, and other projects.

Personnel allegation has concluded.

Waiting on Chris DiNino to advise a date when to expect the refund from the old insurance company.

Advised that monitors are checking pool cards more frequently.

Ordering bodycams for the monitors

INSPECTOR OF ELECTIONS

After discussion, a motion was made, seconded and carried to Approve Bill Bond as Inspector of Elections.

REQUEST FROM THE OWNER OF UNIT 246 FOR PERMISSION TO HAVE STORAGE PODS IN CARPORT AND COMMON AREA

After discussion, a motion was made, seconded and carried to approve the pods in the carport and common area were approved for a homeowner

VIOLATION AND FINE POLICY

After discussion, a motion was made, seconded and carried to Approve the updated Violation and Fine policy

INDEED EMPLOYMENT WEBSITE

After discussion, a motion was made, seconded and carried to Approve the use of indeed to look for landscaping candidates.

CC&Rs AND BYLAWS ONLINE

After discussion, a motion was made, seconded and carried to Approve the posting of CC&Rs, Articles of Incorporation and Bylaws online on our website with a watermark that displays “For Reference Only “

MVHOA BOARD EMAIL

After discussion, a motion was made, seconded and carried to approve to set up an email address for homeowners to be able to email the Board. Randy Castellano abstained and Jim Webster and Lou Fink were opposed.

NAMES ON THE ELECTION BALLOT

After discussion, a motion was made, seconded and carried to Approve the names on the ballot to be listed alphabetical order and incumbent members will have the word incumbent next to their name.

ARCHITECTURAL REQUEST

The following architectural requests were considered on 07/15/2025. They were approved/disapproved as noted.

**1 00057-11 10527 WESTONHILL DR. Architectural - Slab work with repipe and remodel
Referred To Board on Tuesday July 15, 2025
Approved Tuesday July 15, 2025**

**2 00287-15 10573 GREENFORD DR. Architectural - Multi Plant Stand In Carport
Referred To Board on Tuesday July 15, 2025
Approved Tuesday July 15, 2025**

3 00246-30 10524 CAMINITO BAYWOOD Architectural - Add Dryer vent in carport

**Referred To Board on Tuesday July 15, 2025
Approved Tuesday July 15, 2025**

4 00408-28 10521 CAMINITO GLENELLEN Architectural - Security cameras around perimeter

**Referred To Board on Tuesday July 15, 2025
Approved with extended mount Tuesday July 15, 2025**

5 00423-15 10551 CAMINITO WESTCHESTER Architectural - Windows

**Referred To Board on Tuesday July 15, 2025
Disapproved Tuesday July 15, 2025**

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

- **Approval of the minutes from the prior executive session**
- **Legal**
- **Delinquencies**
- **Discipline hearings**
- **Violation and Fine Policy**
- **Requests**

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 7:53 PM.

Approved By:  **Date:** 7/15/2025