

Mesa Village Homeowners Association

10540 Caminito Baywood
San Diego, CA 92126

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Notice of Executive Meeting August 20, 2024 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, August 20, 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 July minutes		1
	Unfinished Business		
6:05 PM	Delinquencies	Ed Woods	Sep. Packet
6:10 PM	Compensation		11
	New Business		
6:20 PM	Discipline Hearings		0 Items
6:40 PM	Discipline Agenda		54 Items
6:55 PM	Adjournment		
7:45 PM	Reconvened Executive Meeting		
7:45 PM	Discipline Hearings		0 Items
8:20 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 20, 2024
General Session

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, August 20, 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 July 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 \$29,459.00 from operational to reserve account• Approve Check to Farmers insurance for \$18,215.99 from operation account• Approve Check to Republic Services for \$13,405.30 from operation account• Approve Check to TMC Asphalt for \$25,909.00 from reserve account• Write-Off account 07176-1-035-3 (prev owner) - \$53,519.16 - Page 29-31• Approve Check to City Treasurer for \$70,000 from operation account• Approve Check to Pro-Tech Paint for \$37,440 from reserve account• Approve to have Enumerate adjust The Reserve Allocations to match the 2023 Reserve Study	Joe Bulfer	
7:25 PM	Managers Report	Ed Woods	93
Unfinished Business			
7:10 PM	Insurance Update	Chris Dinino	
New Business			
7:30 PM	Request from owner of unit 525 for re-imbursement for duct repairs.		77
7:35 PM	Request from owner of unit 260 to host community sale in November.		7
7:40 PM	Architectural Request	Sep. Packet	2 Items
7:45 PM	Adjournment		

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MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
July 16, 2024
Draft

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, July 16, 2024, at 7:00 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 - 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 2024 General Minutes. Randy Abstained.

OPEN TIME

A homeowner asked about items in the carport.

TREASURER’S REPORT

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

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

- **Approve Transfer of \$29,459.00 from operational to reserve account**
- **Approve Check to Farmers Insurance (Liability Ins) for \$18,215.99 from operational account**
- **Approve Check to Republic Services for \$13,405.30 from operational account**

Mesa Village HOA General Minutes
July 16, 2024

- Approve Check to ProBuild for \$10,632.03 from reserve account
- Approval of FY2025 Budget

MANAGER'S REPORT

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

RULES AND REGULATIONS AMENDMENT

After discussion, a motion was made, seconded and carried to approve the Rules and Regulations ADU amendment.

HOALEADER.COM MEMBERSHIP

After discussion, a motion was made, seconded and carried to disapprove the Board's membership to HOALEADER.com website.

INSPECTOR OF ELECTIONS

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

ARCHITECTURAL REQUEST

The following architectural requests were considered on 7/16/2024. They were approved/disapproved as noted.

1 - 00257-19 - 10539 CAMINITO BAYWOOD - Architectural - Bird Guards on Lattice Fascia and Flat Roof

Referred To Board on Tuesday Jun 18, 2024

Board Approved on Tuesday Jun 18, 2024

Pre-Approved on Tuesday Jun 18, 2024

Final Approval Date Tuesday Jun 18, 2024

2 - 00260-19 - 10533 CAMINITO BAYWOOD - Architectural - Cable wires

Referred To Board on Tuesday Jun 18, 2024

Dis-Approved on Tuesday Jun 18, 2024

3 - 00393-10 - 10505 CAMINITO WESTCHESTER - Architectural - Shed
Referred To Board on Tuesday Jun 18, 2024
Board Approved on Tuesday Jun 18, 2024
Pre-Approved on Tuesday Jun 18, 2024
Final Approval Date Tuesday Jun 18, 2024

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

Approved Executive minutes.
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 7:55 PM.

Approved By: Low Fink **Date: 7/16/2024**