

# 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 December 16, 2025 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, December 16, 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	
6:10 PM	Approval of November minutes		1-2
	Unfinished Business		
6:15 PM	Delinquencies	Ed Woods	Sep. Packet
6:05 PM	Legal	Garrett Wait/Randy	11-20
	New Business		
6:20 PM	Water Intrusion Unit 263		35
6:30 PM	Placement of perimeter camera on Greenford near unit 278		21
6:35 PM	Discipline Hearings		16 Items
6:40 PM	Discipline Agenda		0 Items
6:55 PM	Adjournment		
8:00 PM	Reconvened Executive Meeting		
8:00 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 December 16, 2025**  
**General Session**

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, December 16, 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 November Minutes.		3-6
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 \$25,295.00 from operational to reserve account</li><li>Approve EFT to Labarre/Oksnee for \$16,714.18 from operational account</li><li>Approve Check to Republic Services for \$14,562.44 from operational account</li><li>Approve Check to City Treasurer for \$37,222.19 from operational account</li><li>Approve FY2025 Audit Review</li></ul>	Joe Bulfer	57
7:25 PM	Managers Report <ul style="list-style-type: none"><li>Roof Proposals</li><li>SPA Resurfacing Proposals</li><li>Approval of Lien APN: 318-390-03-42</li></ul>	Ed Woods	67 71 73
Unfinished Business			
New Business			
7:45 PM	Architectural Request	Sep. Packet	0 Items
8:00 PM	Adjournment		

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**MESA VILLAGE HOMEOWNERS ASSOCIATION  
MINUTES OF THE GENERAL MEETING FOR THE  
BOARD OF DIRECTORS**

**November 18, 2025**

**Draft**

**Executive Meeting of the Board of Directors for the Mesa Village Homeowners was called to order by Randy Castellano on Tuesday, November 18, 2025 at 7:00 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.**

**Directors Present:**

<b>Randy Castellano – President</b>	<b>Karin Summerford – Member</b>
<b>Connie Kraus – Vice President</b>	<b>Andy Pappas – Member</b>
<b>Melody Ordway – Secretary</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.**

**OPEN TIME**

**No comments from the homeowners.**

**FY2025 REVIEW**

**After discussion, a motion was made, seconded and carried to approve Sonnenberg to begin the FY2025 Review.**

## **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 EFT to Labarre/Oksnee for \$16,714.18 from operational account**
- **Approve Check to Republic Services for \$14,562.44 from operational account**
- **Approve Check to City Treasurer for \$42,630.05 from operational account**

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

## **MANAGER'S REPORT**

**Ed advised the board that 10672 Caminito Duro and 10540 Caminito Glenellen roofs are in bad condition and leaking and need replacements. After discussion, a motion was made, seconded and carried to approve proceeding with A Plus roofing.**

**Lupe will inspect the court yards and streets and will make a list of the worst areas that need asphalt.**

**Reminded the Board that the painting project is still on hold.**

## **REQUEST FOR SECOND OPEN TIME**

**After discussion the board did not take any action.**

## **OPEN BOARD POSITION**

**The Board has given consideration to appointing a replacement to the open position at the January 20<sup>th</sup>, 2026 meeting, per the open time discussion of the November 2025 meeting. The Association in compliance with the Association's Governing documents and Civil Code, will send notice to the members which will be included in the mailing of the Monthly Assessment for January 2026 and posted on the recreation halls and Associations website the following:**

**“Homeowners who are interested in participating in the responsibility and decision making of**

the HOA, and are able to volunteer the necessary time, should submit a written request to serve. Send the request with a resume to the HOA office via email or snail mail before January 14<sup>th</sup>, 2026 so that the request can be included in the January board packets that will be distributed that week.

### **LIENS**

**After discussion, a motion was made, seconded and carried to approve proceeding with lien on the following APNS. APN 318-390-01-24**

### **ARCHITECTURAL REQUEST**

**The following architectural requests were considered on 11/18/2025. They were approved/disapproved as noted.**

**1 - 00115-17- 10511 CAMINTO OBRA- Architectural - Light Fixture in Planter Area  
Referred To Board on Tuesday Nov 18, 2025  
Board Approved on Tuesday Nov 18, 2025**

**2 - 00231-30 - 9038 FLANDERS DRIVE - Architectural - Patio Fan with light  
Referred To Board on Tuesday Nov 18, 2025  
Board Approved on Tuesday Nov 18, 2025**

**3 - 00235-13 - 10502 CAMINITO BAYWOOD - Architectural - Wind Sail  
Referred To Board on Tuesday Nov 18, 2025  
Board disapproved on Tuesday Nov 18, 2025**

**4 - 00254-25 - 10545 CAMINITO BAYWOOD - Architectural - Water Fountain Front Approach  
Referred To Board on Tuesday Nov 18, 2025  
Board Approved on Tuesday Nov 18, 2025**

**5 - 00258-13 - 10537 CAMINITO BAYWOOD - Architectural - Table in Carport  
Referred To Board on Tuesday Nov 18, 2025  
Board Approved on Tuesday Nov 18, 2025 (1 member abstained)**

**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 7:55 PM.**

**Approved By:** Melody Ordway **Date:** \_\_\_\_\_