

Mesa Village Homeowners Association

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

**www.mvhoa.org (858)566-0244
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Notice of Executive Meeting February 17, 2026 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, February 17, 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 January minutes		1-3
Unfinished Business			
6:15 PM	Delinquencies	Ed Woods	Sep. Packet
6:20 PM	Water Intrusion Unit 263	Board	29
6:25 PM	AB130 and Immediate Violations (Health and Safety Policy)	Randy Castellano	27
New Business			
6:30 PM	Legal (Damage Recovery Due to water Intrusion)	Joe Bulfur	
6:40 PM	Discipline Hearings		0 Items
6:40 PM	Discipline Agenda		21 Items
6:55 PM	Adjournment		
7:50 PM	Reconvened Executive Meeting		
7:50 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.

**Notice of General Meeting February 17, 2026
General Session**

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, February 17, 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 January Minutes.		5
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	Joe Bulfer	
	<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 (Water) for \$14,881.82 from operational account • Approve Check to MCTree for \$26,000 from operational account 		
7:25 PM	Managers Report	Ed Woods	47
Unfinished Business			
7:30 PM	Rain gutter Policy	Andy Pappas	23
7:35 PM	Items In Carport	Connie Kraus	51
New Business			
7:40 PM	Process for consideration of Agenda Items		
7:45 PM	Architectural Request	Sep. Packet	0 Items
7:45 PM	Adjournment		

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**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
January 20, 2026**

General Meeting of the Board of Directors for the Mesa Village Homeowners was called to order by Randy Castellano on Tuesday, January 20, 2026 at 7:02 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.

Directors Present:

Randy Castellano – President	Karin Summerford – Absent
Connie Kraus – Vice President	Andy Pappas – Member
Melody Ordway – Secretary	
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 December general minutes.

OPEN TIME

A homeowner expressed that the landscaping is not acceptable. The homeowner was advised that the office is looking for employees at this time.

A homeowner would like her carport slab to be replaced not just fixed which has already been done.

Homeowner continued the conversation on how much the solar panels are producing

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 the transfer of \$400,000 to Merrill Lynch account**

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

MANAGER'S REPORT

Advised about the fumigation on one of our units on Flores

Painting program still on hold

MC Tree was awarded the Pine Tree trimming contract and will begin trimming next week.

After discussion, a motion was made, seconded and carried to approve A plus Roofing to replace the flat roof at a cost of \$4,160.

After discussion, a motion was made, seconded and carried to approve the resurfacing proposals from Garden Outdoor and Pool Remodeling one member oppose (Flores Spa: \$15,492) and (Baywood Spa: \$12,039)

LIENS

After discussion, a motion was made, seconded and carried to approve proceeding with lien on the following APN 318-390-03-42

RULES AND REGULATIONS ITEMS ALLOWED IN CARPORT

After discussion, a motion was made, seconded and carried to approve 1 day for unapproved items in the carport without prior communication to the office.

Mesa Village HOA General Minutes
January 20, 2026

OPEN BOARD POSITION

Board voted and by unanimous decision President Randy announced Joe Sabeh will serve the remainder of the open Director position.

ARCHITECTURAL REQUEST

The following architectural requests were considered on 01/20/2026. They were approved/disapproved as noted.

1 00411-12 10547 CAMINITO GLENELLEN Architectural - Water Valve Cover in Carport

Referred To Board on Tuesday Jan 20, 2026

Board Approved on Tuesday Jan 20, 2026

2 00514-31 10643 CAMINITO DERECHO Architectural - Solar Lights in Common Area

Referred to Board on Tuesday Jan 20, 2026

Dis-Approved on Tuesday Jan 20, 2026 2 Members apposed

3 00325-12 10625 CAMINITO CHUECO Architectural - Patio Lights

Referred To Board on Tuesday Jan 20, 2026

Dis-Approved on Tuesday Jan 20, 2026

4 00321-38 10615 CAMINITO CHUECO Architectural - Accent Lights in Front Eves

Referred To Board on Tuesday Jan 20, 2026

Dis-Approved on Tuesday Jan 20, 2026

5 00321-32 10615 CAMINITO CHUECO Architectural - Rain Gutters Front of Unit

Referred To Board on Tuesday Jan 20, 2026

Dis-Approved on Monday Nov 18, 2024

Board Approved on Tuesday Jan 20, 2026 cannot exceed \$450.00 1 member abstained

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 8:45 PM.

Approved By: Melody Ordway _____ Date: