

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 January 20, 2026 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, January 20, 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 December minutes		1-2
Unfinished Business			
6:15 PM	Delinquencies • Approval To Proceed With ForeClosure APN: 318-390-03-42	Ed Woods	Sep. Packet
6:30 PM	Water Intrusion Unit 263		39-78
New Business			
6:20 PM	Discipline Hearings		15 Items
6:20 PM	Discipline Agenda		1 Items
6:55 PM	Adjournment		
8:20 PM	Reconvened Executive Meeting		
8:20 PM	Discipline Hearings		0 Items
8:30 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 January 20, 2026
General Session**

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, January 20, 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 December Minutes.		3-6
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 EFT to Labarre/Oksnee for \$16,714.18 from operational account • Approve Check to Republic Services for \$14,562.44 from operational account 		
7:25 PM	Managers Report	Ed Woods	31-35
	<ul style="list-style-type: none"> • Roof Proposal • SPA Resurfacing Proposals 		37-38 79-86
Unfinished Business			
7:30 PM	Open Board Position	Randy Castellano	7-12
New Business			
7:40 PM	Rain gutter Policy	Andy Pappas	13
7:45 PM	AB130 and Immediate Violations (Health and Safety)	Randy Castellano	19
7:50 PM	Rules and Regulations Items Allowed In Carport	Connie Kraus	23
7:55 PM	Architectural Request	Sep. Packet	5 Items
8:20 PM	Adjournment		

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**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
December 16, 2025
Draft**

General Meeting of the Board of Directors for the Mesa Village Homeowners was called to order by Randy Castellano on Tuesday, December 16, 2025 at 7:00 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.

Directors Present:

Randy Castellano – President	Karin Summerford – Member
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 November general minutes.

OPEN TIME

A Homeowner expressed that they need clarification on the architectural items that should be grandfathered.

Homeowner asked about the connection of our solar panels in the Baywood rec hall.

A homeowner interested in the open Board position read their bio out loud, another announced they are interested.

A Homeowner advised that a rain gutter should be approved and paid by the HOA if not having one puts the unit at risk from flooding.

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 \$37,222.19 from operational account**
- **Approve FY2025 Audit Review**

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

MANAGER'S REPORT

Vicente is working on gathering tree bids for trimming 57 of our cool weather Pine trees. Advise the board the Baywood spa and Flores Spa need to have the plaster replaced.

Maintenance crew is working on replacing light bulbs throughout the HOA.

After discussion, a motion was made, seconded and carried to Approve the roof replacement to unit #431 with Aplus roofing

After discussion, a motion was made, seconded and carried to Approve an amount not to exceed \$30,000 for the trimming of the pine trees in the common area.

LIENS

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

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

- **Approval of the minutes from the prior executive session**

Mesa Village HOA General Minutes
December 16, 2025

- 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 7:54 PM.

Approved By: Melody Ordway _____ Date: