

# Mesa Village Homeowners Association

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

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mvhoa@mvhoa.org (fax)566-0231**

## Notice of Executive Meeting January 21, 2025 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, January 21, 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	Jim Webster	
6:00 PM	Approval of December executive minutes		1
Unfinished Business			
6:05 PM	Delinquencies!	Ed Woods	Sep. Packet
New Business			
6:10 PM	Zinsco Panel Payment Plan and Online Voting		8
6:20 PM	Request from unit 353 to remove a tree in the common area.		17
6:25 PM	Request from unit 116 for the Association to install a camera in the courtyard.		19
6:30 PM	Discipline Hearings		0 Items
6:40 PM	Discipline Agenda		89 Items
6:55 PM	Adjournment		
7:45 PM	Reconvened Executive Meeting		
7:45 PM	Discipline Hearings		0 Items
7:55 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 21, 2024**  
**General Session**

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, January 21, 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.	Jim Webster	
7:00 PM	Approval of the December minutes.		3
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 \$18,914.00 from operational to reserve account</li><li>•! Approve Check to Republic Services for \$14,562.44 from operation account</li><li>•! Approve Multiple Checks to Top Line Electric or Evolution Electric not to exceed a total of \$165,000 for main panel replacements in Ct. 7, 8, 9, 10, 11, 12, 13, 14, 15,17,18,19,20,21,22 and 23 from the reserve account.</li><li>•! Approve Check to City Treasurer for \$44,000.00 from operation account</li></ul>	Joe Bulfer	
7:25 PM	Managers Report	Ed Woods	
Unfinished Business			
New Business			
7:30 PM	Rules and Regulations and Voting Rules (Online Voting)		7
7:35 PM	Online Election Voting Rules		15
7:40 PM	Architectural Request	Sep. Packet	2 Items
7:40 PM	Adjournment		

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**MESA VILLAGE HOMEOWNERS ASSOCIATION  
MINUTES OF THE GENERAL MEETING FOR THE  
BOARD OF DIRECTORS  
December 17, 2024 - Draft**

**Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, December 17, 2024, at 7:00 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.**

**Directors Present:**

<b>Jim Webster – President</b>	<b>Andy Pappas – Absent</b>
<b>Randy Castellano – Vice President</b>	<b>Melody Ordway – Member</b>
<b>Lou Fink – Secretary</b>	<b>Karin Summerford – Member</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 November general minutes. Randy Abstained due to not being present at the November meeting.**

**OPEN TIME**

**A homeowner asked when we will start the common area Zinsco replacement. The Homeowner was advised we have already started the project.**

**A homeowner asked when we will be done with the replacement of the Zinsco panels in the common area.**

**TREASURER’S REPORT**

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

Mesa Village HOA General Minutes  
December 17, 2024

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

- **Approve Transfer of \$18,914.00 from operational to reserve account Approve Transfer of \$100,000.00 from operational to reserve account (Complete Loan Payback)**
- **Approve Check to Republic Services for \$13,609.76 from operation account**
- **Approve Check to SaveATree for \$ 19,982**
- **Approve Multiple Checks to Top Line Electric not to exceed a total of \$87,000 for main panel replacements in Ct. 1, 3, 4, 5 and 6 in the next 30 days from the reserve account**
- **Approve Check to City Treasurer for \$51,454.43 from operation account**
- **Approve the FY2024 Audit Review to be mailed out to the members**

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

### **MANAGER'S REPORT**

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

**SaveATree has completed the trimming of the Eucalyptus trees.**

**Ed gave an update on completed Zinsco panel inside the unit. Since the mailing on August 22, 2024 we are 92% Zinsco Free in the units. 92% of the west side is complete with 17 out of 204 units remaining. 92% of the east side is complete with 28 out of 334 remaining.**

### **ITEMS DISCUSSED DURING THE EXECUTIVE SESSION**

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

- **Delinquencies**

**The Board voted in the prior executive session to initiate foreclosure on the property with Assessor Parcel Number 318-390-03-42**

- **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 7:47 PM.**