

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 July 15, 2025 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, July 15, 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 June executive minutes and July Special Executive minutes.		1
6:05 PM	Legal		59
6:25 PM	Delinquencies	Ed Woods	Sep. Packet
6:30 PM	Request for reimbursement from unit 57 for slab repairs.		43
6:40 PM	Discipline Hearings		39 Items
6:40 PM	Discipline Agenda (Violation and Fine Policy)		Items
6:55 PM	Adjournment		
8:15 PM	Reconvened Executive Meeting		
8:15 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 July 15, 2025 General Session

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, July 15 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 June minutes.		5
7:10 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 \$18,914.00 from operational to reserve account• Approve Check to Republic Services for \$14,562.44 from operation account• Approve Check to City Treasurer for \$53,043.25 from operational account. (Water Bill)• Approve 3 eft payments to La Barre and Oxnee for insurance downpayment and installment payments 1,2 and 3 of 8 installment for \$88,827.34.• Approve FY2026 Budget (Page 137)	Joe Bulfer	137
7:30 PM	Managers Report	Ed Woods	39
7:40 PM	Posting CC&Rs and bylaws online. MVHOA Board email address Randomized order of names on election ballots.	Andy Pappas	21
7:50 PM	Request from unit 246 for permission to allow two storage containers to be placed on Baywood street and two in the carport for two weeks.		9
7:50 PM	Adopt updated Violation and Fine Policy		11
7:55 PM	Approve Inspector of Elections		31
8:00 PM	Architectural Request	Sep. Packet	5 Items
8:15 PM	Adjournment		

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**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
June 17, 2025
DRAFT**

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, June 17, 2025, at 7:01 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
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 May 2025 general minutes.

OPEN TIME

A homeowner expressed feelings about how we have the best greenery. Feels this place is not safe for outdoor activities.

A homeowner had a complaint about how our website does not have a complaint form accessible online. The homeowner was advised that we do.

Complaint was made about the Landscaping not acceptable the way it now looks.

Homeowners said they would like the website to announce the present Board members. List positions open for election.

Mesa Village HOA General Minutes
June 17, 2025

Homeowners commented they are glad personal matters are being investigated

A homeowner read her concerns to the board

Homeowner requested the board set up an email address the homeowners may use to contact the board

TREASURER'S REPORT

Joe Bulfer updated the Board on the state of the Association's finances.

- **Approve Transfer of \$18,914.00 from operational to reserve account**
- **Approve Check to Republic Services for \$14,562.44 from operation account**
- **Approve Check to City Treasurer for \$53,043.25 from operational account.**
- **Approve contract renewal for individual bin pickup with Republic Services**

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

MANAGER'S REPORT

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

Landscaping is short handed but continues to work hard and safe.

Ed advised that the panels that were in the flores recreational hall have been sold.

Homeowners were informed about our first perimeter camera on Greenford

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

Mesa Village HOA General Minutes
June 17, 2025

- Approval of the minutes from the prior executive session
- Delinquencies
- Discipline hearings
- Personnel
- Requests

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 7:53 PM.

Approved By: Low Fink Date: 6/17/2025