

Mesa Village Homeowners Association

10540 Caminito Baywood
San Diego, CA 92126

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Notice of Executive Meeting July 16, 2024 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, July 16, 2024 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 minutes		1
	Unfinished Business		
6:05 PM	Delinquencies	Ed Woods	Sep. Packet
6:10 PM	Delinquencies	Ed Woods	Sep. Packet
	New Business		
6:20 PM	Discipline Hearings		2 Items
6:40 PM	Discipline Agenda		40 Items
6:55 PM	Adjournment		
8: 0PM	Reconvened Executive Meeting		
7:55 PM	Discipline Hearings		0 Items
8:20 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 16, 2024
General Session

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, July 16, 2024 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.		3
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 <ul style="list-style-type: none">• Approve Transfer of \$29,459.00 from operational to reserve account• Approve Check to Farmers insurance for \$18,215.99 from operation account• Approve Check to Republic Services for \$13,405.30 from operation account• Approve Check to ProBuild for \$10,632.03 from reserve account• Approval of FY2025 Budget	Joe Bulfer	
7:25 PM	Managers Report	Ed Woods	19
Unfinished Business			
7:30 PM	Adopt ADU Rules and Regulation		7
7:35 PM	Membership to the HOAleader.com website.	Karin Summerford	9
New Business			
7:10 PM	Approve Inspector of Elections		11
7:40 PM	Architectural Request	Sep. Packet	4 Items
8:00 PM	Adjournment		

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MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
June 18, 2024
Draft

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, June 18, 2024, at 7:00 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 - Absent	

Also Present: **Ed Woods – Property Manager**
 Betty Medina – Assistant

APPROVAL OF MINUTES

A motion was made, seconded, and carried to approve the May 2024 General Minutes. Randy Abstained.

OPEN TIME

A homeowner asked why they were responsible for the electrical panel in their unit. They were informed that the homeowners are responsible for their own utilities both inlets and outlets and that this information can be found in the CC&R's.

A homeowner reported that there was a problem with the Baywood pool gate. They were informed that maintenance has already repaired it.

A resident asked why the Board was reviewing the current pool guests pass policy.

A homeowner complained that there have been patrons in the pool areas with rafts, balls, games in the pool and on the deck, areas being blocked off, and loud/obscene music. The homeowner was informed

Mesa Village HOA General Minutes
June 18, 2024

that the monitors will be given a training refresher.

A homeowner informed the Board that the Parking on Duro is bad with vehicles and motorcycles taking up two spots.

A homeowner informed the Board that the Parking on Chueco is bad as well and asked if the Association could start issuing parking permits. The Board informed her not at this time.

TREASURER'S REPORT

Jim Webster reported that the Association's financial are doing well.

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

- Approve Transfer of \$29,459.00 from operational to reserve account
- Approve Check to Farmers Insurance (Liability Ins) for \$18,215.99 from operational account
- Approve Check to Republic Services for \$13,405.30 from operational account
- Approve Check to City Treasurer for \$35,000 from operational account

LIENS

After discussion, a motion was made, seconded and carried to approve liens on units 318-390-01-02-426

MANAGER'S REPORT

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

The mastic needs to be re-done and both the Baywood and Flores pools. After discussion, a motion was made, seconded and carried to approve the following:

Flores Pool – 1 Stop to replace the mastic at a cost of \$3500

Baywood Pool -1 Stop to replace the mastic at a cost of \$2920.00

ARCHITECTURAL REQUEST

The following architectural requests were considered on 6/18/2024. They were approved/disapproved as noted.

1 - 00257-19 - 10539 CAMINITO BAYWOOD - Architectural - Bird Guards on Lattice Fascia and Flat Roof

Referred To Board on Tuesday Jun 18, 2024

Board Approved on Tuesday Jun 18, 2024

Pre-Approved on Tuesday Jun 18, 2024

Final Approval Date Tuesday Jun 18, 2024

2 - 00260-19 - 10533 CAMINITO BAYWOOD - Architectural - Cable wires

Referred To Board on Tuesday Jun 18, 2024

Dis-Approved on Tuesday Jun 18, 2024

3 - 00393-10 - 10505 CAMINITO WESTCHESTER - Architectural - Shed

Referred To Board on Tuesday Jun 18, 2024

Board Approved on Tuesday Jun 18, 2024

Pre-Approved on Tuesday Jun 18, 2024

Final Approval Date Tuesday Jun 18, 2024

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

Approved Executive minutes.

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 8:16 PM.

Approved By: Low Fink Date: 6/18/2024