

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 March 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, March 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	Connie Kraus	
6:10 PM	Approval of February minutes		1-2
Unfinished Business			
6:15 PM	Delinquencies Approve Proceed with Foreclosure AP 318-390-03-24	Ed Woods	Sep. Packet
6:30 PM	Damage Recovery Due to water Intrusion	Joe Bulfur	21
New Business			
6:35 PM	Request from unit 212 for reimbursement		7
6:20 PM	Discipline Hearings		0 Items
6:20 PM	Discipline Agenda		21 Items
6:55 PM	Adjournment		
7:45 PM	Reconvened Executive Meeting		
7:45 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.

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Notice of General Meeting March 17, 2026 General Session

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, March 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.	Connie Kraus	
7:00 PM	Approval of the February 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 \$25,295.00 from operational to reserve account • Approve Check to Republic Services for \$14,562.44 from operational account • Approve Check to Aplus Roofing for \$17,324.00 from reserve account 	Joe Bulfer	
7:25 PM	Managers Report Approve Proceed with Liens on AP 318-330-05-14 & AP 318-390-01-58	Ed Woods	15
Unfinished Business			
7:35 PM	Process for consideration of Agenda Items	Randy Castellano/ Connie Kraus	
New Business			
7:40 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
February 17, 2026**

General Meeting of the Board of Directors for the Mesa Village Homeowners was called to order by Randy Castellano on Tuesday, February 17, 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 Jr Sabeh – 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 January general minutes with corrections.

OPEN TIME

A homeowner expressed concerns about the material used for the fences. Also advised they would like to see the assessments go up to cover HOA improvements.

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 Check to MC Tree for \$26,000.44 from operational account**
- **Approve Check to Republic Services for \$14,562 from operational account**
- **Approve Check to City Treasure (water) for \$23,089.59 from the operational account**

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

MANAGER'S REPORT

- **MC Tree has completed the Trimming of the pine trees.**
- **Some new drains have been installed.**
- **Resurfacing the spas will start in May**
- **The monitors are collecting new data for carport violations**

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 7:40 PM.

Approved By: Melody Ordway **Date:** _____