

Mesa Village Homeowners Association

10540 Caminito Baywood
San Diego, CA 92126

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Notice of Executive Meeting March 18, 2025 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, March 18, 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 February executive minutes.		1
Unfinished Business			
6:05 PM	Delinquencies!	Ed Woods	Sep. Packet
6:30 PM	Solar		31
New Business			
6:10 PM	Homeowner Correspondence		7, 8
6:20 PM	Discipline Hearings		1 Items
6:40 PM	Discipline Agenda		37 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 March 18, 2025
General Session**

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, March 18, 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 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			
7:15 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 \$24,890.00 from operation account• Approve EFT to IRS for \$12,000 from the operstional account.• Approve multiple checks to Evolution/Top Line electric from Reserves to complete the main panel replacements in the remaining 10 Courtyards at a total cost not to exceed \$162,600 in from the Reserve account.	Joe Bulfer	
7:20 PM	Managers Report	Ed Woods	45
Unfinished Business			
New Business			
7:25 PM	Review and Approve Critter Guard Notice		11
	Approve Mailing of Election Rules for Review		15
7:40 PM	Architectural Request	Sep. Packet	4 Items
7:40 PM	Adjournment		

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- 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.

**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
February 18, 2025 - Draft**

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, February 18, 2025, 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 – Absent
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 one correction. Change Board member Andy from absent to member in the Directors present.

OPEN TIME

A resident addressed the concern with the monitors taking pictures of the carports.

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 \$18,914.00 from operational to reserve account**

Mesa Village HOA General Minutes
February 18, 2025

- **Approve Check to Republic Services for \$14,562.44 from operation account**
- **Approve Check to City Treasurer for \$24,890.00 from operation account**

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

LIENS

After discussion, a motion was made, seconded and carried to approve lien on unit 318-390-01-37.

MANAGER'S REPORT

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

Since the mailing on August 22, 2024 we are (99.9% Zinsco Free in the units). (99.9% of the west side is complete with 1 out of 204 units remaining). (100% of the east side is complete with 0 out of 334

The HOA has completed the main panel installations in court 8 and Scheduled 18 courts to be completed by the end of March with Top Line Electric and Evolution Electric. He will look to schedule the 9 remaining courts sometime in the middle of March.

ELECTION RULES

After discussion, a motion was made, seconded and approved to move forward to revise the election rules.

ENGINEER REPORT

After discussion, a motion was made, seconded and approved to release an Engineer Report that was done back in 2020 on unit 330.

ARCHITECTURAL REQUEST

The following architectural requests were considered on 02/18/2025. They were approved/disapproved as noted.

**1 00152-21 10542 GREENFORD DR. Architectural - Allow Car charger and cord in carport
Referred To Board on Tuesday Feb 18, 2025
Disapproved Tuesday Feb 18, 2025**

**2 00248-20 10528 CAMINITO BAYWOOD Architectural - Sliding Glass Door with Grids
Referred To Board on Tuesday Feb 18, 2025
Approved Tuesday Feb 18, 2025**

**3 00248-19 10528 CAMINITO BAYWOOD Architectural – Windows upstairs
Referred To Board on Tuesday Feb 18, 2025
Approved Tuesday Feb 18, 2025**

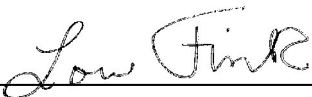
**4 00532-13 10683 CAMINITO DERECHO Architectural – Security Camera Front Fascia
and Carport
Referred To Board on Tuesday Feb 18, 2025
Approved Tuesday Feb 18, 2025**

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

- **Approval of the minutes from the prior executive session**
- **Delinquencies**
- **Discipline hearings**
- **Solar Project**

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 7:52 PM.

Approved By: _____  _____ Date: 2/18/2025