

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 May 19, 2026 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, May 19, 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	Randy Castellano	
6:10 PM	Approval of April minutes		1-2
Unfinished Business/New Business			
6:15 PM	Delinquencies Approve Proceed with Foreclosure APN318--330-05-14	Ed Woods	Sep. Packet
6:20 PM	Discipline Hearings		0 Items
6:20 PM	Discipline Agenda		7 Items
6:30 PM	Request from unit 436 to add steps to their approach.		15
6:45 PM	Requested Agenda Items Review	Randy Castellano	
6:50 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 May 19, 2026 General Session

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, May 19, 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.	Randy Castellano	
7:00 PM	Approval of the April 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 EFT Payment to Labarre Oksnee for an amount of \$159,881.30 from operational account. Renewal of General Liability Insurance	Joe Bulfer	
7:25 PM	Managers Report Approve to Proceed with Lien on	Ed Woods	17
Unfinished Business			
New Business			
6:40 PM	AB1571	Randy Castellano	7
6:40 PM	Landscaping	Karin Summerford Connie Kraus	9
7:30 PM	Architectural Request	Sep. Packet	8 Items
7:45 PM	Adjournment		

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**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
April 21, 2026 - Draft**

General Meeting of the Board of Directors for the Mesa Village Homeowners was called to order by Randy Castellano on Tuesday, April 21, 2026 at 7:04 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.

Directors Present:

Randy Castellano – President	Karin Summerford – Member
Connie Kraus – Vice President	Andy Pappas – Absent
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 March 2026 general minutes.

OPEN TIME

A homeowner requested an update on the slab request they had made earlier this year.

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 Republic Services for \$14,562.44 from operational account**
- **Approve Check to City Treasurer for \$31,588.22 from operational account**
- **Approve Roll Over of CD with US BanCorp \$250,000 at 4% Maturity Date of 4/1/2030**

- **Approve Roll Over of CD with US BanCorp \$219,000 at 4% Maturity Date of 4/9/2030**

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

MANAGER'S REPORT

- **Ed updated the board with dates to when we will surface the Flores spa.**
- **Ed is working with the maintenance crew so we can begin the Asphalt maintenance project.**
- **Advised that the Board on AB1752 turf reduction deadline in January 2027**
- **The crew is working hard. They are trimming, mowing and landscaping maintenance.**

ARCHITECTURAL REQUEST

The following architectural requests were considered on 04/22/2026. They were approved/disapproved as noted.

**1 - 00043-13 10563 WESTONHILL DR Architectural - Security Door Carport
Referred To Board on Tuesday April 21, 2025
Approved on Tuesday April 21, 2025 - 2 members abstained**

**2 - 00043-12 10563 WESTONHILL DR Architectural - Security Door Front
Referred To Board on Tuesday April 21, 2025
Approved on Tuesday April 21, 2025 - 2 members abstained**

**3 - 00088-19 8832 FLANDERS DR. Architectural - Safety Mirror
Referred To Board on Tuesday April 21, 2025
Approved on Tuesday April 21, 2025**

**4 - 00267-4 10519 CAMINITO BAYWOOD Architectural - Carport Floor Lights
Referred To Board on Tuesday April 21, 2025
Approved on Tuesday April 21, 2025 - 2 members abstained**

**5 - 00408-36 10521 CAMINITO GLENELLEN Architectural - Cat Containment System on top of patio fence
Referred To Board on Tuesday April 21, 2025**

Approved on Tuesday April 21, 2025 - 1 member abstained- must be painted HOA fence color

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

- **Approval of the minutes from the prior executive session**
- **Delinquencies**
- **Discipline hearings**
- **The Board voted in the prior executive session to initiate foreclosure on the property with Assessor Parcel Number APN: 318-330-05-14.**

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: _____ Date: