

Mesa Village Homeowners Association

**10540 Caminito Baywood
San Diego, CA 92126**

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Notice of Executive Meeting May 20, 2025 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, May 20, 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 April executive minutes.		1
6:05 PM	Delinquencies !	Ed Woods	Sep. Packet
6:10 PM	Insurance Refund	Joe Bulfur	
6:20 PM	Personnel	Ed Woods	19
6:30 PM	Reimbursement Letter from unit 57		25
6:40 PM	Discipline Hearings		36 Items
6:40 PM	Discipline Agenda		0 Items
6:55 PM	Adjournment		
7:50 PM	Reconvened Executive Meeting		
7:50 PM	Discipline Hearings		0 Items
8:00 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 May 20, 2025
General Session

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, May 20 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 April minutes.		3
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			
7:15 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	Joe Bulfer	
7:25 PM	Managers Report Approve Liens—APN 318-380-02-38	Ed Woods	11
7:30 PM	Adopt Voting Rules		
7:35 PM	Architectural Request	Sep. Packet	6 Items
7:50 PM	Adjournment		

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**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
April 15, 2025
DRAFT**

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, April 15, 2025, at 7:05 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 – Left at 7:20 PM	Melody Ordway – Member
Lou Fink – Secretary	Karin Summerford – Member - 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 March 2025 general minutes.

OPEN TIME

Chris DiNino updated the board with new insurance proposals and advised the savings with the Zinsco panels being updated inside the homes and common areas.

INSURANCE CHRIS DININO

A motion was made, seconded and carried to approve canceling the current policy and binding with a new policy effective 5/10/2025.

TREASURER’S REPORT

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

Mesa Village HOA General Minutes
April 15, 2025

- **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 \$23,505.42 from operation account**
- **Approve Check/ETF to TBD for binding of new liability insurance not to exceed \$215,000**
- **Approve check to A+ Trees for amount not to Exceed \$15,600 from the operational account**

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

MANAGER'S REPORT

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

LIENS

A motion was made, seconded, and carried to approve Kriger Law to proceed with lien for APN 318 390 03 13

RENTAL RULES

A motion was made, seconded, and carried to approve the Rental Rules amendment. Joe Bulfer was opposed.

ARCHITECTURAL REQUEST

The following architectural requests were considered on 04/15/2025. They were approved/disapproved as noted.

**1 00408-24 10521 CAMINITO GLENELLEN Architectural - Concrete Patio Approach
Referred To Board on Tuesday April 15, 2025
Approved Tuesday April 15, 2025**

**2 00407-21 10519 CAMINITO GLENELLEN Architectural - Shed
Referred To Board on Tuesday April 18, 2025
Disapproved Tuesday April 15, 2025**

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

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

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 7:58 PM.

Approved By: Low Fink **Date:** 4/15/2025