

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 November 18, 2024 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, November 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	Randy Castellano	
6:10 PM	Approval of September minutes		1-2
Unfinished Business			
6:15 PM	Delinquencies!	Ed Woods	Sep. Packet
New Business			
6:05 PM	Legal	Garrett Wait	39
6:35 PM	Discipline Hearings		2 Items
6:40 PM	Discipline Agenda		27 Items
6:55 PM	Adjournment		
8:00 PM	Reconvened Executive Meeting		
8:00 PM	Discipline Hearings		0 Items
8:25 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 November 18 2025

General Session

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, November 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.	Randy Castellano	
7:00 PM	Approval of the September and Review Annual Meeting Minutes.		3-7
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 •! Approve Transfer of \$25,295.00 from operational to reserve account •! Approve EFT to Labarre/Oksnee for \$16,714.18 from operational account •! Approve Check to Republic Services for \$14,562.44 from operational account •! Approve Check to City Treasurer for \$42,630,05 from operational account	Joe Bulfer	
7:25 PM	Managers Report •! Roof Proposals •! SPA Resurfacing Proposals •! Approval of Lien APN: 318-390-01-20	Ed Woods	19 23 29
Unfinished Business			
7:30 PM	Open Board Position	Randy Castellano	9
7:35 PM	Request for second open time at end of meeting	Randy Castellano	
New Business			
7:35 PM	Approve Sonnenberg to begin the FY2025 Review		
7:40 PM	Approve Employee Holiday Party and Bonuses Budget		15
7:45 PM	Architectural Request	Sep. Packet	5 Items
8:00 PM	Adjournment		

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MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
September 16, 2025
DRAFT

Joe Bulfer called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, September 16, 2025, at 7:02 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.

Directors Present:

Randy Castellano – Vice President Absent	Melody Ordway – Member
Joe Bulfer – Treasurer	Karin Summerford – Member
Andy Pappas – Member	

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

APPROVAL OF MINUTES

A motion was made, seconded, and carried to approve the August 2025 general minutes with additional changes supplied by a board member.

OPEN TIME

Homeowner advised the office would not change out the pool key due to it not being the original key. Another homeowner offered to give them the \$5.00 deposit.

Homeowner asked about when the ballots will be delivered. They were advised they have been mailed.

A homeowner requested longer office hours.

A homeowner asked for an update on the insurance refund.

A homeowner addressed the board about the monitors being rude when they address the homeowners. Ed advised he will look into this.

Mesa Village HOA General Minutes
September 16, 2025

A homeowner suggested we update the website to allow for architectural forms to be submitted through the website.

A homeowner requested the board to be transparent about how the board operates.

TREASURER'S REPORT

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

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

- **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 \$18,932 from operational account. (Water Bill)**
- **Approve eft payment to La Barre and Oxnee for insurance installment payments 5 of 8 installment for \$12,425.00 from the operational account.**
- **Approve eft payment to La Barre and Oxnee for insurance renal for General Liability for \$62,720.12 from the operational account.**
- **Approve reimbursement check for slab repairs to 54-Otero- in the Amount of \$10,000 from the operational account.**

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

MANAGER'S REPORT

Ed updated the board that he has had communication with the SDUSD. The district is working with ED to see if they can schedule an annual commitment to maintain the area.

The last portion of the insurance refund has been received.

The painting project continues to be on hold.

With the pools getting busier, be aware of the monitors checking pool cards more often.

Ed also reported that the body cameras seem to be helping with the monitors interactions between homeowners.

MVHOA BOARD ANNOUNCEMENT

**Mesa Village HOA General Minutes
September 16, 2025**

The board announced that any communication on the already settled Legal personnel investigation will need to be addressed by a lawyer.

ARCHITECTURAL REQUEST

The following architectural requests were considered on 09/16/2025. They were approved/disapproved as noted.

1 - 00101-20 - 10526 CAMINITO OBRA - Architectural - Patio Cover with Cover
Referred To Board on Tuesday Sep 16, 2025
Dis-Approved on Tuesday Sep 16, 2025

2 - 00287-18 - 10573 GREENFORD DR. - Architectural - Camera Doorbell Front with Sign
Referred To Board on Tuesday Sep 16, 2025
Dis-Approved on Tuesday Sep 23, 2025

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

- Approval of the minutes from the prior executive session
- Legal
- Delinquencies
- Discipline hearings
- Requests

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 8:10 PM.

Approved By: Melody Ordway Date: 09/16/2025