

Mesa Village Homeowners Association

10540 Caminito Baywood
San Diego, CA 92126

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Notice of Executive Meeting November 19, 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 19, 2024 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 September and Special October executive minutes		1-4
Unfinished Business			
6:05 PM	Delinquencies	Ed Woods	Sep. Packet
New Business			
6:15 PM	Corporate Transparency Act		13
6:25 PM	Air BNB Info		17
6:30 PM	Request from unit 381 regarding violation reference 381-28		21
6:35 PM	Discipline Hearings		2 Items
6:40 PM	Discipline Agenda Zinsco Panel Violations		47 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 19 2024 General Session

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, November 19, 2024 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 September and Annual Meeting minutes.		5-11
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 \$18,914.00 from operational to reserve accountApprove Transfer of \$500,000.00 from US Bank Reserve to Merirll reserve accountApprove Check to Insurance Broker for \$207,267.76 from operation accountApprove ETF to Insurance Broker for \$409,780 from operation accountApprove check to Insurance Broker for \$200,000 Borrowed from reservesApprove Transfer of \$100,000.00 from operational to reserve account (Loan Payback)Approve Check to Republic Services for \$13,405.30 from operation accountApprove Check to pro-tec for \$18,720.00 from reserve accountApprove Check to pro-tec for \$14,040 from reserve accountApprove Check to City Treasurer for \$58,424,68 from operation account	Joe Bulfer	
7:25 PM	Managers Report	Ed Woods	51
Unfinished Business			
New Business			
7:35 PM	Approve Sonnenberg to begin the FY2024 Review		
7:40 PM	Approve Employee Holiday Party and Bonuses Budget		35
7:40 PM	Architectural Request	Sep. Packet	9 Items
7:55 PM	Adjournment		

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**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
September 17, 2024**

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, September 17, 2024, 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 – Member
Joe Bulfer – Treasurer	

Also Present: **Ed Woods – Property Manager**
 Betty Medina – Assistant
 Chris DiNino – DiNino Insurance Broker

APPROVAL OF MINUTES

A motion was made, seconded, and carried to approve the August 2024 General Minutes.

LIABILITY INSURANCE

Chris DiNino with DiNino Insurance, reported to the homeowner present and the Board that they were having problems getting proposals due to the fact that there are Zinsco electrical panels in the Association along with the current state of the insurance industry in California.

OPEN TIME

The homeowner who agreed to coordinate the Community Wide Sale said that in the past that the Association Coordinated the sale and that the office was the contact. The homeowner agreed to add her social media information to the flyer.

Mesa Village HOA General Minutes
September 17, 2024

A homeowner asked about adding wheel chair accessible sidewalks in the Association. The Board said they would check in to this.

A homeowner asked about items are allowed in the carport.

A resident asked why diagrams, measurements and pictures need to be submitted with Architectural Request. The Board responded that a detailed request of any modification are required so that anyone reviewing the paper work could clearly identify what working was being requested.

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 \$29,459.00 from operational to reserve account**
- Approve Check to Insurance Broker for \$207,267.76 from operation account**
- Approve Check to Republic Services for \$13,405.30 from operation account**

MANAGER'S REPORT

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

The roof at 10624 Caminito Derecho was damaged by a fire caused from the homeowner Solar Panels. There being three different options of repair.

Option 1 - Repair the roof in the amount of \$1800.

Option 2 – Replace the entire Roof in the amount of \$15,360

Option 3 – Replace the side of the roof where the fire occurred in the amount of - \$7,260

After discussion, a motion was made, seconded, and carried to approve A Plus roofing to do option 3 in an amount of \$7,260. The Association will put a claim in to the homeowners insurance in the amount of \$1,800

LIENS

After discussion, a motion was made, seconded and carried to approve proceeding with lien on the following APNS. APN 318-390-03-42-484

RESOLUTIONS

After discussion, a motion was made, seconded, and carried to approve the following Emergency Special Assessment.

RESOLUTION FOR EMERGENCY ASSESSMENT

WHEREAS, the association has experienced an insurance premium expense far exceeding what has been budgeted and what could reasonably have been anticipated, the Board has voted to levy an emergency assessment.

NOW, THEREFORE BE IT RESOLVED that, in compliance with Civil Code Section 5610(c), the Board will levy an emergency assessment of \$844 per unit, to cover the shortfall in insurance premium for FY2025. This emergency assessment will be due 30 days from the date of notice. For those who cannot pay the lump sum of \$844, an additional monthly amount of \$71 will be applied to the regular monthly assessments.

ARCHITECTURAL REQUEST

The following architectural requests were considered on 9/17/2024. They were approved/disapproved as noted.

- 1 - 00295-21 - 10591 GREENFORD DR. - .Architectural - Wheel Chair Ramp in carport**
Referred To Board on Tuesday Sep 17, 2024
Board Approved on Tuesday Sep 24, 2024
Pre-Approved on Tuesday Sep 17, 2024
- 2 - 00295-20 - 10591 GREENFORD DR. - Architectural - Wheel Chair Ramp Front Door**
Referred To Board on Tuesday Sep 17, 2024
Board Approved on Tuesday Sep 17, 2024
Pre-Approved on Tuesday Sep 17, 2024
- 3 - 00295-19 - 10591 GREENFORD DR. - .Architectural - Allow Hose to be coiled around electrical equipment in carport**

**Referred To Board on Tuesday Sep 17, 2024
Dis-Approved on Tuesday Sep 17, 2024**

**4 - 00295-18 - 10591 GREENFORD DR. - Architectural - Store Trailer in Carport
Referred To Board on Tuesday Sep 17, 2024
Board Approved on Tuesday Sep 17, 2024
Final Approval Date Tuesday Sep 17, 2024**

**5 - 00295-17 - 10591 GREENFORD DR. - Architectural - Multiple Matts in carport door entrance
Referred To Board on Tuesday Sep 17, 2024
Dis-Approved on Tuesday Sep 17, 2024**


**6 - 00320-8 - 10613 CAMINITO CHUECO - Architectural - Patio Cover with Cover
Referred To Board on Tuesday Sep 17, 2024
Pre-Approved on Tuesday Sep 17, 2024
Final Approval Date Monday Oct 07, 2024**

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

**Approved Executive minutes.
Delinquencies
Liability Insurance
Compensation
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 8:03 PM.

Approved By: _____  _____ Date: 9/17/2024