

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 September 16, 2025 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, September 16, 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	
6:00 PM	Approval of August executive minutes.		1
6:05 PM	Policies—Code of Ethics	Joe Bulfer	11
6:15 PM	Delinquencies	Ed Woods	Sep. Packet
6:40 PM	Mechanics Lien (Evolution Electric)		47
6:45 PM	Request from unit 231 to waive fees.		9
6:20 PM	Discipline Hearings		0 Items
6:25 PM	Discipline Agenda		33 Items
6:55 PM	Adjournment		
8:15 PM	Reconvened Executive Meeting		
8:15 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 September 16, 2025
General Session**

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, September 16, 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 August minutes.		3-5
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			
7:20 PM	Approve Renewal of General Liability Insurance Treasurers Report Review of Financials •! 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 Libility 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.	Joe Bulfer	21

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.

MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
August 19, 2025
DRAFT

Randy Castellano called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, August 19, 2025, at 7:01 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.

Directors Present:

Randy Castellano – Vice President	Andy Pappas – Member
Lou Fink – Secretary	Melody Ordway – Member
Joe Bulfer – Treasurer	Karin Summerford – Member

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

APPROVAL OF MINUTES

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

OPEN TIME

A homeowner asked about pool toys and flotation devices in the pools. Randy clarified that only Coast Guard-approved flotation devices are allowed in the pool. He also suggested that if homeowners would like to update what is allowed, a committee could be put together.

Information about the number of surveillance cameras in the community was asked. The manager does not have an exact quantity, so an estimated number was given. Management reported that there are approximately 95 cameras and that the retention of video recycles about every two weeks.

A homeowner suggested to the Board that if a position becomes vacant after election, if the Board would appoint any write-ins or others running for the Board.

Mesa Village HOA General Minutes
August 19, 2025

A homeowner inquired about a link on the HOA website so residents could submit agenda items to be considered for the next meeting.

A homeowner thanked the Board for making improvements.

A homeowner requested to meet with the board in closed session.

A homeowner asked for the removal of pine needles accumulating in the community, especially near the schools. Management advised he would reach out again but advised he has had no response in the past.

TREASURER'S REPORT

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

- 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 \$74,273.62 from operational account. (Water Bill)**
- Approve eft payment to La Barre and Oxnee for insurance installment payments 4 of 8 installment for \$12,425.00.**

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

MANAGER'S REPORT

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

Portion of the refund from the insurance has been received and we are waiting for an additional refund. Once this has been received then the Board will be able to determine what the refund amount will be to the members.

Maintenance crew is on the roofs evaluating the condition of the roofs including those with panels.

The monitors are checking pool cards more frequently while using their body cameras as well.

APPROVAL OF UPDATED VIOLATION AND FINE POLICY

After discussion, a motion was made, seconded and carried to Approve the updated Violation and Fine policy

MVHOA BOARD ANNOUNCEMENT

The board announced that Jim Webster has resigned from the Board

ARCHITECTURAL REQUEST

The following architectural requests were considered on 08/19/2025. They were approved/disapproved as noted.

**1 00139-23 8910 CAMINITO VERA Architectural - Screening Above Fence
Referred To Board on Tuesday Aug 19, 2025
Approved Tuesday Aug 19, 2025**

**2 00310-15 9075 HILLERY DR. Architectural – Shed
Referred To Board on Tuesday Aug 19, 2025
Approved Tuesday Aug 19, 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 7:59 PM.

Mesa Village HOA General Minutes
August 19, 2025