

Mesa Village Homeowners Association

10540 Caminito Baywood
San Diego, CA 92126

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Notice of Executive Meeting September 17, 2024 EXECUTIVE SESSION

An organizational and executive meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, September 17, 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 August minutes and September Special Emergency Minutes		1-4
Unfinished Business			
6:05 PM	Delinquencies!	Ed Woods	Sep. Packet
6:10 PM	Insurance		
New Business			
6:15 PM	Compensation		23
6:25 PM	Personnel		17
6:30 PM	Request from unit 478 to waive a fine for a Solar Panel Architectural Violation.		45
6:35 PM	Discipline Hearings		0 Items
6:40 PM	Discipline Agenda		33 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 September 17 2024 General Session

The general meeting of the Board of Directors of the Mesa Village Homeowners Association will be held on Tuesday, September 17, 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 August minutes.		5
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 \$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	Joe Bulfer	
7:25 PM	Managers Report	Ed Woods	49
Unfinished Business			
7:30 PM	Announce the Mesa Village Community Wide Sale being coordinated by Connie Kraus—November 2, 2024		
New Business			
7:35 PM	Resolution		9
7:40 PM	Architectural Request	Sep. Packet	6 Items
7:55 PM	Adjournment		

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MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
August 20, 2024
Draft

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, August 20, 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 - 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 August 2024 General Minutes. Randy Abstained.

OPEN TIME

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.

A homeowner asked why homeowners are required to replace their Zinsco electrical panels. Chris with Dinino Insurance stated the following. “Electrical professionals have determined that these panels pose a fire and /or shock hazard as they may fail to operate properly. This has resulted in the insurance carriers refusing, in most cases, to offer coverage. If coverage can be obtained the result is the association’s insurance premiums will increase by several times the current annual budgeted amount. For individual

Mesa Village HOA General Minutes
August 20, 2024

insurance policies held by the homeowner they can expect the same.”

A homeowner asked about a dog park being put where the volleyball court is located.

A homeowner asked about the monitors taking pictures

A homeowner asked about having food trucks come in to the Association once a week

A homeowner complained that the monitors were issuing violations.

TREASURER’S REPORT

Joe Bulfer reported that the Association’s financial 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 Farmers insurance for \$18,215.99 from operation account**
- **Approve Check to Republic Services for \$13,405.30 from operation account**
- **Approve Check to TMC Asphalt for \$25,909.00 from reserve account**
- **Write-Off account 07176-1-035-3 (previous owner) - \$53,519.16**
- **Approve Check to City Treasurer for \$70,000 from operation account**
- **Approve Check to Pro-Tech Paint for \$37,440 from reserve account**
- **Approve to have Enumerate adjust The Reserve Allocations to match the 2023 Reserve Study**

MANAGER’S REPORT

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

LIENS

After discussion, a motion was made, seconded and carried to approve proceeding with liens on the following APNS. APN 318-390-03-42 and APN: 318-390-01-38

REQUESTS

The owner of unit 525 submitted a request for reimbursement for duct work inside their unit. After discussion, a motion was made, seconded, and carried to disapprove the request as this was a homeowner maintenance responsibility.

The owner of unit 260 ask for permission to host a village wide sale on November 2, 2024 from 8-2. The

homeowner will coordinate the event. After discussion, a motion was made, seconded, and carried to approve the request. The homeowner will have a budget not to exceed \$100.

ARCHITECTURAL REQUEST

The following architectural requests were considered on 8/20/2024. They were approved/disapproved as noted.

1 - 00395-8 - 10504 CAMINITO WESTCHESTER - Architectural - Install Bricks in Common Area

Referred To Board on Tuesday Aug 20, 2024

Board Approved on Tuesday Aug 20, 2024

Pre-Approved on Tuesday Aug 20, 2024 - 1-4

2 - 00321-30 - 10615 CAMINITO CHUECO - Architectural - AP Antenna

Referred To Board on Tuesday Aug 20, 2024 – Homeowner Decided To change the location.

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

Approved Executive minutes.

Delinquencies

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 8:18 PM.

Approved By: Low Fink Date: 7/16/2024