

**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
December 17, 2019**

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, December 17, 2019 at 7 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	Karin Summerford – Member left @ 7:18
Joe Bulfer – Treasurer	Dimitry Tsimberg - Member
Jaye Hanley - Secretary	

**Also Present: Bill Bond – Property Manager
 Ed Woods – Assistant Manager**

APPROVAL OF MINUTES

A motion was made, seconded, and carried to approve the November 19, 2019 General Minutes.

OPEN TIME

A resident asked if we could have the temp workers wear a Mesa Village Shirt. Bill reported that the shirts are not working and that he ordered orange vests for the temp workers.

A homeowner asked the Board to allow him to leave a vehicle on Caminito Derecho without moving it for two weeks. After discussion, a motion was made, seconded and carried to approve.

TREASURER’S REPORT

Joe Bulfer reported that the Association’s total assets were 3.1 million dollars and the organization is in an excellent position.

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

- **Transfer \$34,469.00 from the Association’s operational account to the reserve account.**
- **\$45,000 check to be issued to the City Treasurer from the operational account. (water bill)**
- **\$225,000 check to be issued to Tier Drop Solar from the reserve account.**

MANAGER’S REPORT

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

RECREATION HALLS, KITCHENETTES AND BATHROOMS

After discussion, a motion was made, seconded and carried to expand the renovation project to include the entire recreation hall and kitchenettes at a cost not to exceed \$70,000. Dimitry and Joe were opposed.

SB323 LAW - REVIEW

The Board reviewed the new SB323 Law that goes in to effect on January 1, 2020. After review the following motions were made as to how to proceed with adopting the new laws and how to add them to our current governing documents. (All Board Members were present during this review and set of motions.)

Inspector of Elections

Adopt as written. No motion was made.

Quorum Requirement

A motion was made, seconded and carried to eliminate the quorum requirement. Andy abstained and Dimitry was opposed.

Dimitry made a motion to table this. The motion was not seconded.

Cumulative Voting

A motion was made, seconded and carried to eliminate Accumulative Voting. Karin and Dimitry were opposed.

Dimitry made a motion to table this. The motion was not seconded.

Proxies

A motion was made, seconded and carried to eliminate proxies. Dimitry was opposed.

Dimitry made a motion to table this. The motion was not seconded.

Candidate Qualifications

A motion was made, seconded and carried to not allow a candidate to run for the Board if he or she has existing litigation with the Association. Andy abstained and Dimitry were opposed.

Dimitry made a motion to table this. The motion was not seconded.

A motion was made, seconded and carried to not allow a Board Member to be on the Board while he or she has ongoing litigation with the Association. Andy and Dimitry were opposed.

Dimitry made a motion to table this. The motion was not seconded.

ARCHITECTURAL REQUESTS

The owner of 10677 Caminito Derecho submitted a request to install central air conditioner. After discussion, a motion was made, seconded, and carried to approve the request. Ref#00529-21.

DISCIPLINE HEARINGS

The Board reviewed the 12/17/2019 Discipline Agenda and motions were made, seconded, and carried to approve the actions that will be indicated in the Discipline Results Report for 12/17/2019. (See Attached Report.)

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

Approved Executive minutes.

Request for reimbursement for plumbing repairs.

Delinquencies.

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 8:35 PM.

Approved By: Jaye Harley Date: 12/17/2019