

**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
May 17, 2022**

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, May 17, 2022, at 7:00 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.

Directors Present:

Jim Webster – President	Lou Fink – Member
Randy Castellano – Vice President	Andy Pappas - Member
Joe Bulfer – Treasurer	Robert Pike - Member
Karin Summerford - Secretary	

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

APPROVAL OF MINUTES

A motion was made, seconded, and carried to approve the April 2022, General Minutes. (Randy Abstained)

OPEN TIME

A resident asked if the asphalt would dry and if it was done. Bill said the asphalt should be dry and will be sealed at a later date.

A resident asked about the dying lawns on Caminito Obra. The Association is still working on the installation of SOD inside the Association and that this is an ongoing project.

COMMUNITY SALE

One homeowner showed interest in possibly running the community sale. The owner was informed to contact the office for additional information.

TREASURER'S REPORT

Joe Bulfer reported that the Association's total assets were 3.1 million dollars.

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

- **Approve Transfer of \$27,734.00 from operational to reserve account for May 2022**
- **Approve Check to Pro-Tech Paint for \$46,800.00 from reserve account.**
- **Approve Check to Farmers Insurance (Liability Ins) for \$14,939.49 from operational account**
- **Approve Check to TMC for \$160,900 from reserve account.**

MANAGER'S REPORT

Bill updated the Board and residents on the progress of the painting, siding, maintenance and solar projects. Due to the increased costs of material, Bill has requested an additional \$40,000 for asphalt repairs. After discussion, a motion was made, seconded, and carried to approve the additional \$40,000.

Ed reported that the Association is making progress with the on going SOD project. With the completion of SOD installment on Pollo in the early part of the year, we in in the process of installing about 15,000 square feet of SOD on Obra, Vera and a few other areas of the complex. This is an ongoing project.

SOLAR PROJECT

Andy with Tier Drop solar said that they finally have the permits to proceed with solar on the rec halls. They have tentatively schedule the disconnect for Caminito Baywood recreation hall on May 31st and the Flores recreation hall on June 7th.

LANDSCAPE

Karin asked the Board if the Association should pause the ongoing sod replacement project. The Board decided to complete the sod projects now under way. Going forward, we will evaluate water/drought conditions before starting new sod project.

ARCHITECTURAL PACKET

The following architectural requests were considered on 5/17/2022. They were approved/disapproved as noted.

- 1 - 00216-9 - 9024 CAMINITO VERA - Cabinets**
Referred To Board on Tuesday May 17, 2022
Tabled on Tuesday May 17, 2022

- 2 - 00462-15 - 10532 CAMINITO GLENELLEN - Lattice**
Referred To Board on Tuesday May 17, 2022
Board Approved on Sunday May 15, 2022
Pre-Approved on Tuesday May 17, 2022
Final Approval Date Sunday May 15, 2022

- 3 - 00533-14 - 10687 CAMINITO DERECHO - Chair In Carport**
Referred To Board on Tuesday May 17, 2022
Board Approved on Tuesday May 17, 2022
Final Approval Date Tuesday May 17, 2022

- 4 - 00533-13 - 10687 CAMINITO DERECHO - Lattice**
Referred To Board on Tuesday May 17, 2022
Board Approved on Tuesday May 17, 2022
Final Approval Date Tuesday May 17, 2022

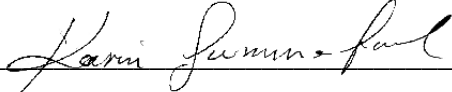
- 5 - 00537-8 - 10695 CAMINITO DERECHO - Car Charger**
Referred To Board on Tuesday May 17, 2022
Board Approved on Tuesday May 17, 2022
Final Approval Date Tuesday May 17, 2022

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

Approved Executive minutes.
Delinquencies.
Discipline Hearings
Personnel
Request to repair Patio Slab - Reference 231

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 8:16 PM.

Approved By:  **Date:** 5/17/2022

Karin asked the Board if the Association should pause the ongoing sod replacement project. due to the

drought situation and water restrictions being reported in Northern California and that it may have an impact on southern California. The Board reviewed information from the San Diego Water Authority as of May 2022 which indicated that San Diego was not suffering from this drought or looking to mandate water restrictions at this time. With this information the Board decided to complete the sod projects now under way. Going forward, we would evaluate water/drought conditions before starting new sod project.