

**MESA VILLAGE HOMEOWNERS ASSOCIATION  
MINUTES OF THE GENERAL MEETING FOR THE  
BOARD OF DIRECTORS  
February 15, 2022  
2/15/2022**

**Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, February 15, 2022, at 7:00 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.**

**Directors Present:**

<b>Jim Webster – President</b>	<b>Lou Fink – Member</b>
<b>Randy Castellano – Vice President</b>	<b>Andy Pappas – Member</b>
<b>Joe Bulfer – Treasurer</b>	
<b>Karin Summerford - Secretary</b>	

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

**APPROVAL OF MINUTES**

**A motion was made, seconded, and carried to approve the January 2022, General Minutes.**

**MVOG AGENDA TOPICS**

**The following agenda items were presented by the Mesa Village Owners Group. The board discussed and answered them as follows:**

- Request to move Open Time to the last item of the agenda and give each resident 5 minutes to speak.**

**The Board discussed this and felt that it was best to keep it at the beginning of the meeting and limit each resident up to 3 minutes to speak.**

- Since we are not allowed to record to the meeting then we should expect to have the secretary take notes and provide written answers before the next meeting.**

**Minutes are taken and made available to the members as described in the civil code (Corp. Code §8320(a)(2).)**

- **Residents should get an explanation why their architectural request is denied.**

**This is already done by management. When an architectural request is denied, the resident is sent a letter from the office as to why their request was denied.**

- **What is the procedure/requirement to update the CC&R's.**

**To update the CC&R's and/or Bylaws it requires approval of 50% plus one of the membership. The CC&R's were last updated in 1999.**

- **Why do Security Cameras require architectural approval.**

**Any changes to the structure or outside of the building requires architectural approval in accordance with the Associations documents. Through the years, the Association has even created guidelines for common items such as cameras, satellite dishes, carport cabinets, window replacement, patio cover additions, solar, and other common requested additions to help streamline the approval process. The Architectural Request form is available from the office and is available on the Associations website.**

- **Allowable items in carports should be updated to include children's wagons, scooters, electric toys, as well as motorized scooters for invalids.**

**The Rules currently have a list of items that are allowed to be kept in the carport in the Rules and Regulations Handbook. Since carports are open and viewable to the public eye. The architectural rules do allow for the installation of closed cabinets upon architectural approval which would allow residents to put items in the cabinets. Residents can also submit a request to the Board to allow assisted vehicles/wheel chairs to be allowed in the carport. The Board announced that they will be adjusting how notices are delivered and inspections are done.**

- **Residents often complain about one of the monitors yet nothing seems to be done.**

**The Association gets complaints about the monitors from time to time. The Association takes these complaints serious and investigates each one.**

- **Pool Card checking should be simple and non-invasive and why has the Board found it necessary to increase the security at the pool.**

**Pools have always been an issue of complaints. Mainly with outsiders using the pool, too many guests. Through the years this process has become even less evasive. Residents are instructed to leave their pool card face up on the deck or table so that the monitors can check them. The monitoring at the pools has not increased through the years. However, during the height of covid the monitors are frequenting the pools more to clean the pool area per the covid guidelines. Management will review the method of checking cards.**

### **OPEN TIME**

**A resident stated they feel the Board is being one sided.**

**A resident stated that they feel open time should be towards the end of the general meeting.**

**A resident asked about the solar project.**

**A resident asked about the permit for the solar.**

**A resident asked about the kind of complaints that others had regarding the monitors.**

**A resident thanked the Board for doing a good job and he knows at times that it is a thankless job.**

**A resident asked about the jets at the Flores Spa.**

### **HOLIDAY DECORATIONS GUIDELINES**

**After discussion, a motion was made, seconded and carried to approve the enclosed Holiday Decorations Schedule Guidelines. Andy Pappas was opposed.**

### **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:**

- **Approve Transfer of \$27,734.00 from operational to reserve account for January 2022**
- **Approve Check to City Treasurer for \$40,000 from operational account**
- **Approve Check to Pro-Tech for \$50,000.00 from reserve account.**
- **Approve Check to Farmers Insurance (Liability Ins) for \$29,818.98 from operational account**

### **MANAGER'S REPORT**

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

**Ed announced that California Tree's will be trimming many of the larger pine trees and all of the palm trees sometime in March.**

### **LIENS**

**After discussion, a motion was made, seconded and carried to proceed with a lien on unit 301.**

### **HOLIDAY DECORATIONS**

**After discussion, a motion was made, seconded, and carried to approve the Holiday Decoration Guidelines.**

### **SOLAR PROJECT**

**Randy with Tier Drop solar was not able to attend the meeting due to covid but did report they anticipated getting a response back from the permitting department at the end of the month.**

### **ARCHITECTURAL PACKET**

**The following architectural requests were considered on 2/15/2022. They were approved/disapproved as noted.**

- 1 - 00208-15 - 10523 GREENFORD DR. - EV Charger  
Referred To Board on Tuesday Feb 15, 2022  
Pre-Approved on Tuesday Feb 15, 2022 - 1-6**
  
- 2 - 00240-20 - 10512 CAMINITO BAYWOOD - Patio Lights  
Referred To Board on Tuesday Feb 15, 2022  
Pre-Approved on Tuesday Feb 15, 2022 - 7-12**
  
- 3 - 00246-19 - 10524 CAMINITO BAYWOOD - Floor Addition  
Referred To Board on Tuesday Feb 15, 2022  
Dis-Approved on Tuesday Feb 15, 2022 - 13-18**
  
- 4 - 00380-8 - 10681 CAMINITO DURO - Patio Covers  
Referred To Board on Tuesday Feb 15, 2022  
Pre-Approved on Tuesday Feb 15, 2022 - 19-26 – Randy Abstained**
  
- 5 - 00354-27 - 10692 CAMINITO DURO - Patio Covers  
Referred To Board on Tuesday Feb 15, 2022**

**Pre-Approved on Tuesday Feb 15, 2022 - 27-32 – Randy and Joe Opposed**

- 6 - 00349-10 - 9087 HILLERY DR. - Sign**  
**Referred To Board on Tuesday Feb 15, 2022 - 33-36**  
**Dis-Approved on Tuesday Feb 15, 2022 – Randy Abstained**
  
- 7 - 00349-9 - 9087 HILLERY DR. - Sign**  
**Referred To Board on Tuesday Feb 15, 2022 - 37-40**  
**Dis-Approved on Tuesday Feb 15, 2022**
  
- 8 - 00349-8 - 9087 HILLERY DR. - Sign**  
**Referred To Board on Tuesday Feb 15, 2022 - 41-44**  
**Dis-Approved on Tuesday Feb 15, 2022**
  
- 9 - 00172-4 - 8881 HILLERY DR. - Car Charger**  
**Referred To Board on Tuesday Feb 15, 2022**  
**Board Approved on Tuesday Feb 15, 2022**  
**Pre-Approved on Tuesday Feb 15, 2022 - 45-50**
  
- 10 - 00176-11 - 10637 CAMINTO MANSO - Electric Outlet**  
**Referred To Board on Tuesday Feb 15, 2022**  
**Board Approved on Tuesday Feb 15, 2022**  
**Pre-Approved on Tuesday Feb 15, 2022 - 51-54**
  
- 11 - 00386-17 - 8817 HILLERY DR. - Patio Lights**  
**Referred To Board on Tuesday Feb 15, 2022**  
**Tabled by the Board on Tuesday Feb 15, 2022**  
**Final Approval Date Friday Feb 25, 2022 - 55-60**

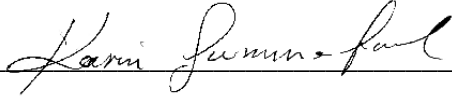
**ITEMS DISCUSSED DURING THE EXECUTIVE SESSION**

- Approved Executive minutes.**
- Delinquencies.**
- Discipline Hearings (16)**
- 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 8:38 PM.

Approved By:  Date: 2/15/2022

**Holiday Decorations Guidelines approved by the MVHOA Board of Directors on 2/15/2022**

<b>Name of Holiday</b>	<b>Date Observed</b>	<b>Lawn Decorations</b>	<b>Shrub Decorations</b>	<b>Trees</b>	<b>Fascia, Fences and Shields Decorations</b>	<b>Removed By</b>
<b>Christmas</b>	<b>12/25/2021</b>	<b>December 10</b>	<b>4 Weeks Before December 25th</b>	<b>Not Allowed</b>	<b>4 Weeks Before December 25th</b>	<b>No later than 14 days after date observed (28 Days)</b> <b>Lawn Decorations removed by January 2</b>
<b>Thanksgiving</b>	<b>4th Thursday of November</b>	<b>2 Weeks Before Thanksgiving Thursday</b>	<b>2 Weeks Before Date Observed</b>	<b>Not Allowed</b>	<b>4 Weeks Before Date Observed</b>	<b>No later than 14 days after date observed</b> <b>Lawn Decorations to be removed no later than 1 week after date observed.</b>
<b>Halloween</b>	<b>10/31/2021</b>	<b>15-Oct</b>	<b>4 Weeks Before Date Observed</b>	<b>Not Allowed</b>	<b>4 Weeks Before Date Observed</b>	<b>No later than 14 days after date observed</b> <b>Lawn Decorations removed by November 7</b>
<b>Easter</b>	<b>Varies</b>	<b>2 Weeks Before Date Observed</b>	<b>4 Weeks Before Date Observed</b>	<b>Not Allowed</b>	<b>4 Weeks Before Date Observed</b>	<b>No later than 14 days after date observed</b> <b>Lawn Decorations removed by no later than 1 week after date observed</b>
<b>Announcement Single Lawn Signs Grads/Births/etc</b>		<b>2 Weeks Before Date</b>	<b>2 Weeks Before Date</b>	<b>Not Allowed</b>	<b>2 Weeks Before Date</b>	<b>Lawn Decorations no later than 1 week after date observed.</b>