

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

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, November 15, 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	Karin Summerford - Member
Joe Bulfer - Treasurer	Robert Pike - Member
Andrew Pappas - Secretary	

Also Present: Bill Bond - Property Manager Ed Woods - Assistant Manager

APPROVAL OF MINUTES

A motion was made, seconded, and carried to approve the September 2022 General Meeting minutes.

OPEN TIME

- A resident complained that although she submitted an architectural request, the HOA has no record of receiving it. The HOA manager scheduled to meet with the resident to resolve the issue.
- A resident informed the board that no violation notices were posted on his door prior to receiving a letter in the mail. The resident was informed that he needed to consent to having violation notices posted on his door. This policy came into effect after the board was advised by the HOA attorney to not enter carports to post notices without prior written consent. A letter was mailed to homeowners requesting consent to post notices on either their front door or carport door. The resident responded that he will visit the MVHOA office to provide consent.
- A resident complained that a maintenance request had gone unanswered. The HOA manager responded that he would resolve the matter.
- A management company representative requested additional time to complete an architectural request. The board later voted to approve the request.

- A resident asked whether holiday decorations would be allowed for holidays other than those specifically approved by the board. The resident was informed that a request should be submitted to the board.

TREASURER S REPORT

The board treasurer reported that the Association’s total assets are 2.9 million dollars, including 1.8 million dollars in total reserves. A motion was made, seconded and carried to approve the following:

- Transfer of \$27,399.00 from operational to reserve account for November 2022
- Check to Farmers Insurance for \$11,488 from operational account
- Check to City Treasurer for \$60,000 from operational account
- Check to Dinino Insurance for \$12,283 from operational account
- Enter into a \$4,700 contract with Pinnacle Accounting & Financial Services for audit and tax preparation services

MANAGERS REPORT

The HOA manager reported:

- Two leaking roofs were repaired
- Pro-Tech Painting finished painting 34 homes in Courts 5-10 at a cost of \$70,200, and is preparing to paint Courts 11-15 starting on November 21
- Of 80 written violations this past month, 57 remain unresolved
- All HOA main electrical meters should be replaced at a cost of \$2,500 each to bring them up to modern code as a condition of insurance underwriting
- Six trees were removed to avert potential root damage. The exposed area will be replaced with sod.

SOLAR PROJECT

A representative of Tier Drop Solar reported that SDG&E indicated that they are likely to approve solar power on the Baywood Recreation Center within a month, on the Flores Recreation Center within two months, and the pergolas (yet to be constructed) within six months.

ARCHITECTURAL PACKET

The following architectural requests were approved/disapproved as noted.

- 1** 00134-12 – 10520 GREENFORD – Plant Stand
Approved
- 2** 00152-14 - 10542 GREENFORD – Bike Rack
Approved
- 3** 00277-25 - 10551 GREENFORD - Ramp

Approved

4 00203-16 – 9022 FLANDERS - Lattice
Approved

5 00231-20 – 9038 FLANDERS – Attic Fan
Approved

6 00235-11 – 10502 BAYWOOD – Patio Lights
Disapproved – lights/wiring not allowed to be attached to a neighbor's property

7 00235-11 – 10502 BAYWOOD – Light Fixture
Disapproved – insufficient evidence of light mitigation

8 00255-14 – 10543 BAYWOOD – Light Fixtures
Disapproved – photos taken too far away to clearly see the fixtures

9 00481-8 – 10589 GLENELLEN – Car Charger
Approved

10 00368-29 – 10636 DURO – Light Switch
Approved

11 00348-14 – 9083 HILLERY – Patio Lights
Disapproved – lumens exceed authorized maximum

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

- Approval of the minutes from the prior executive session
- Delinquencies
- Discipline hearings
- Holiday party/ Employee bonuses/ Gift budget

ADJOURNMENT

There being no further business to come before the Board, a motion was made, seconded, and unanimously carried to adjourn the meeting at 8:00 PM.

Approved By: Andrew Pappas

Date: 12/22/2022