

MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS August 15, 2023

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, July 18, 2023, 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	Robert Pike Member
Lou Fink - Secretary	Karin Summerford
Joe Bulfer - Treasurer	

Also Present: Bill Bond - Property Manager

APPROVAL OF MINUTES

A motion was made, seconded, and carried to approve the July 2023, General Minutes with the following changes:

- 1. Add board approved a lien for unit 484.**
- 2. Add to homeowner comments that HOA management requests homeowners observing a crime to notify police and Mesa Village security monitors.**
- 3. Add correction clarifying the reconvened meeting. From July 18, 2nd page, change “called to order” to “reconvened”**

OPEN TIME

A resident brought up replacing the volleyball courts with a community garden. The board advised the homeowner this topic was brought before the board within the past five years and was denied. The board advised the homeowner to submit a proposal to the board for consideration.

TREASURER S REPORT

Joe Bulfer reported the Associations total assets and liabilities.

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

- **Approve Transfer of \$27,734.00 from operational to reserve account for August 2023**
- **Approve check to Farmers Insurance (Liability Ins) for \$18,613.75 from operational account**
- **Approve check to Republic Services for \$12,153.81 from operational account**
- **Approve check to California Trees for \$29,500.00 from operational account.**
- **Approve check to City Treasurer not to exceed \$90,000.00 from operational account.**
- **Approve check for Pro-Tech Paint for \$32,760.00 from reserve account.**

MANAGER S REPORT

Bill updated the Board and residents on the progress of the painting, siding, maintenance, and solar projects. The board discussed the following topics:

- 1. Oversight is needed to ensure paint preparation crew is not replacing boards that are not damaged.**
- 2. Main breaker failure in Court 74 was apparently caused by non-permitted electric modifications made by homeowner at 10623 Caminito Churo. These changes resulted in repair costs, material and labor, that were paid for by the association. Mesa Village HOA management will look into passing repair costs to the homeowner once all repairs have been made.**
- 3. An agenda item will be added to the next HOA meeting to discuss amending solar installation requirements to include the installation of critter guards.**

ARCHITECTURAL PACKET

The following architectural requests were considered on 7/18/2023. They were approved/disapproved as noted.

**1 – 00103-18 – 10530 CAMINITO OBRA - Architectural – Electric Conduit
Referred To Board on Tuesday Aug 15, 2023
Board Tabled Request on Tuesday Aug 15, 2023
Advise homeowner to consider routing wiring on inside of unit**

**2 – 00134-14 – 10520 GREENFORD - Architectural – Patio Lights
Referred To Board on Tuesday Aug 15, 2023
Board Disapproved on Tuesday Aug 15, 2023
Advise homeowner to describe mitigation for lights above fence**

- 3 – 00227-20 – 9047 CAMINITO VERA - Architectural – Patio Lights**
Referred To Board on Tuesday Aug 15, 2023
Board Disapproved on Tuesday Aug 15, 2023
Lights above fence do not comply with MVHOA patio light guidelines
- 4 – 00395-6 - 10504 CAMINITO WESTCHESTER - Architectural - Lattice**
Referred To Board on Tuesday Aug 15, 2023
Approved on Tuesday Aug 15, 2023
- 5 – 00442-11 - 10656 CAMINITO DERECHO - Architectural – Plastic Shield**
Referred To Board on Tuesday Aug 15, 2023
Disapproved on Tuesday Aug 15, 2023
Homeowner should consider roof extension to prevent water damage
- 6 – 00015-16 - 10555 CAMINITO FLORES - Architectural – Patio Lights**
Referred To Board on Tuesday Aug 15, 2023
Approved on Tuesday Aug 15, 2023
- 7 – 00016-11 – 10553 CAMINITO FLORES - Architectural – A/C Window Vent**
Referred To Board on Tuesday Aug 15, 2023
Approved on Tuesday Aug 15, 2023

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 8:00 PM.

Approved By: *Low Fink* **Date:** 8/15/2023