

**MESA VILLAGE HOMEOWNERS ASSOCIATION**  
**MINUTES OF THE GENERAL MEETING FOR THE**  
**BOARD OF DIRECTORS**  
**August 20, 2024**

**Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, August 20, 2024, at 7:00 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.**

**Directors Present:**

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

**Also Present:**      **Ed Woods – Property Manager**  
                         **Betty Medina – Assistant**

**APPROVAL OF MINUTES**

**A motion was made, seconded, and carried to approve the August 2024 General Minutes. Randy Abstained.**

**OPEN TIME**

**A homeowner asked about items are allowed in the carport.**

**A resident asked why diagrams, measurements and pictures need to be submitted with Architectural Request. The Board responded that a detailed request of any modification are required so that anyone reviewing the paper work could clearly identify what working was being requested.**

**A homeowner asked why homeowners are required to replace their Zinsco electrical panels. Chris with Dinino Insurance stated the following. “Electrical professionals have determined that these panels pose a fire and /or shock hazard as they may fail to operate properly. This has resulted in the insurance carriers refusing, in most cases, to offer coverage. If coverage can be obtained the result is the association’s insurance premiums will increase by several times the current annual budgeted amount. For individual**

**insurance policies held by the homeowner they can expect the same.”**

**A homeowner asked about a dog park being put where the volleyball court is located.**

**A homeowner asked about the monitors taking pictures**

**A homeowner asked about having food trucks come in to the Association once a week**

**A homeowner complained that the monitors were issuing violations.**

### **TREASURER’S REPORT**

**Joe Bulfer reported that the Association’s financial are doing well.**

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

- Approve Transfer of \$29,459.00 from operational to reserve account**
- Approve Check to Farmers insurance for \$18,215.99 from operation account**
- Approve Check to Republic Services for \$13,405.30 from operation account**
- Approve Check to TMC Asphalt for \$25,909.00 from reserve account**
- Write-Off account 07176-1-035-3 (previous owner) - \$53,519.16**
- Approve Check to City Treasurer for \$70,000 from operation account**
- Approve Check to Pro-Tech Paint for \$37,440 from reserve account**
- Approve to have Enumerate adjust The Reserve Allocations to match the 2023 Reserve Study**

### **MANAGER’S REPORT**

**Ed updated the Board and residents on the progress of the painting, siding, maintenance, and other projects.**

### **LIENS**

**After discussion, a motion was made, seconded and carried to approve proceeding with liens on the following APNS. APN 318-390-03-42 and APN: 318-390-01-38**

### **REQUESTS**

**The owner of unit 525 submitted a request for reimbursement for duct work inside their unit. After discussion, a motion was made, seconded, and carried to disapprove the request as this was a homeowner maintenance responsibility.**

**The owner of unit 260 ask for permission to host a village wide sale on November 2, 2024 from 8-2. The**

homeowner will coordinate the event. After discussion, a motion was made, seconded, and carried to approve the request. The homeowner will have a budget not to exceed \$100.

### **ARCHITECTURAL REQUEST**

The following architectural requests were considered on 8/20/2024. They were approved/disapproved as noted.

**1 - 00395-8 - 10504 CAMINITO WESTCHESTER - Architectural - Install Bricks in Common Area**

**Referred To Board on Tuesday Aug 20, 2024**

**Board Approved on Tuesday Aug 20, 2024**

**Pre-Approved on Tuesday Aug 20, 2024 - 1-4**

**2 - 00321-30 - 10615 CAMINITO CHUECO - Architectural - AP Antenna**

**Referred To Board on Tuesday Aug 20, 2024 – Homeowner Decided To change the location.**

### **ITEMS DISCUSSED DURING THE EXECUTIVE SESSION**

**Approved Executive minutes.**

**Delinquencies**

**Compensation**

**Discipline Hearings**

### **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 8:18 PM.

Approved By: Low Fink Date: 7/16/2024