

**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
December 17, 2024**

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, December 17, 2024, at 7:00 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.

Directors Present:

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

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

APPROVAL OF MINUTES

A motion was made, seconded, and carried to approve the November general minutes. Randy Abstained due to not being present at the November meeting.

OPEN TIME

A homeowner asked when we will start the common area Zinsco replacement. The Homeowner was advised we have already started the project.

A homeowner asked when we will be done with the replacement of the Zinsco panels in the common area.

TREASURER’S REPORT

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

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

- **Approve Transfer of \$18,914.00 from operational to reserve account Approve Transfer of \$100,000.00 from operational to reserve account (Complete Loan Payback)**
- **Approve Check to Republic Services for \$13,609.76 from operation account**
- **Approve Check to SaveATree for \$ 19,982**
- **Approve Multiple Checks to Top Line Electric not to exceed a total of \$87,000 for main panel replacements in Ct. 1, 3, 4, 5 and 6 in the next 30 days from the reserve account**
- **Approve Check to City Treasurer for \$51,454.43 from operation account**
- **Approve the FY2024 Audit Review to be mailed out to the members**

***The Board practices oversight of significant financial and operational matters.**

MANAGER'S REPORT

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

SaveATree has completed the trimming of the Eucalyptus trees.

Ed gave an update on completed Zinsco panel inside the unit. Since the mailing on August 22, 2024 we are 92% Zinsco Free in the units. 92% of the west side is complete with 17 out of 204 units remaining. 92% of the east side is complete with 28 out of 334 remaining.

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

- **Approval of the minutes from the prior executive session**

- **Delinquencies**

The Board voted in the prior executive session to initiate foreclosure on the property with Assessor Parcel Number 318-390-03-42

- **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 7:47 PM.

Approved By: Low Fink Date: 12/17/2024