

**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
May 17, 2016**

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, May 17, 2016, at 7:00 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.

Directors Present:

Jim Webster – President	Joe Bulfer – Member
Randy Castellano – Vice President	Karin Summerford
John Cole– Treasurer	
Jaye Hanley – Secretary	

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

APPROVAL OF MINUTES

A motion was made, seconded, and carried to approve the April General Minutes.

OPEN TIME

A resident said that he did not like the park bench near his house and that he was not in favor of a cement pad under it. The Board said they would consider moving the one near his home to another location and that they had just approved the purchase of two more benches.

A resident suggested that the Association install speed bumps on Greenford. The Board informed the resident that Greenford is a public street and that he would need to contact the city.

A resident complained that damage to the lawn along Hillery Dr. by the monitor golf cart has not been repaired. Bill informed the resident that the Association is working on a

permanent fix which would be presented to the Board later in the evening.

A resident complained that he had mailed his monthly assessment to the Association's bank's payment lock box but the payment was not received. He was charged a late fee and letter fee and did not think this should have happened. He felt the Association should change accounting companies.

A resident reported that she had reported a hazardous waste leaking from a cable/telephone company utility box to the office and that it was repaired. However, she felt that she shouldn't have had to report it. It should have been noticed and reported by the staff. John Cole said that it was reported and was taken care. Bill said that he would have a meeting with the staff about reporting hazards, but it is important that all the staff, residents and homeowners report any hazards or other problems.

TREASURER'S REPORT

John Cole reported to the Board that the Association's financial situation is very good and going in the right direction. The Association's lucrative reserve funds are at \$650,000. The Association is going to purchase a \$245,000 CD this month. After discussion, a motion was made, seconded and carried to purchase a \$245,000 CD from First Internet Bank of India.

FLAT ROOF REPLACEMENTS

Randy reported to the Board that they should consider accelerating the flat roof replacements. There are a total of 58 more that need replacing. Mel, with MRP Roofing, has rated the roofs and has identified 9 that are in dire need of replacement. After discussion, a motion was made, seconded and carried to replace the 9 roofs.

MANAGER'S REPORT

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

PURCHASE OF COPIER

After approving the purchase from JTF Business last month, the office received the final contract. After reviewing it, Randy discovered that the language in the contract was not in

the best interest of the Association. After discussion, a motion was made, seconded and carried to approve the purchase of a Xerox copier from Image Source for an amount not to exceed \$10,200. Karin Voted no.

GOOGLE ROE

Google has asked the Board to approve a right of entry agreement to check into the possibility of installing fiber for cable and internet services for the residents. After discussion, a motion was made, seconded and carried to approve signing the ROE.

SOLAR CONSULTING AGREEMENT

The Board has been gathering information on the possibility of installing solar in the common area. After discussion, a motion was made, seconded and carried to approve hiring Brett Henderson with Yellow Springs Solar to assist the Board in choosing a vendor at an amount not to exceed \$6,000.

DISCIPLINE HEARINGS

The Board reviewed the 5/17/2016 Discipline Agenda and motions were made, seconded, and carried to approve the actions that will be indicated in the Discipline Results Report for 5/17/2016. (See Attached Report.)

ARCHITECTURAL REQUESTS

The owner of 10504 Caminito Baywood submitted a request to install a window air-conditioner. After discussion, a motion was made, seconded, and carried to disapprove the request. Ref# 236-16.

The owner of 10512 Caminito Baywood submitted a request to install a vinyl window. A motion was made to disapprove the window because it did not match the surrounding windows. This motion was not seconded. A motion was made, seconded and carried to approve the request. Ref#240-13. Randy abstained.

The owner of 10647 Caminito Derecho submitted a request to install new plants. After discussion, a motion was made, seconded and carried to approve the request. Ref#515-7. Joe and Randy voted no.

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

**Approved Executive minutes.
Delinquencies.
Solar.**

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: Jaye Harley Date: 6/21/2016