

**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
July 19, 2005**

John Cole called the general meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, July 19, 2005, at 7:07 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.

Directors Present:

John Cole	
Dinesh Sandal	
Judy Fischer	
Mildred Genatempo	

**Also Present: Bill Bond - On-site Manager
 Ed Woods - Office Manager**

MINUTES

A motion was made, seconded and carried to approve the June 21, 2005, general minutes. The minutes will be placed on file at the Association office.

OPEN TIME FOR RESIDENTS

Residents asked questions about different items such as:

- **Neighborhood nuisances**
- **Painting project**
- **Roofing project**
- **Siding project**

FINANCIALS

Bill Bond reported that we are currently below budget and our expenses are staying within Variance level. We have seen an increase in assets this month in the amount of \$5,271.00. We have also just completed a reserve transfer in the amount of \$116,906.

MANAGER'S REPORT

Bill Bond gave an update on the status of roofing, painting and landscaping projects throughout the complex. We have approximately 29 roofs left and we should be complete by late August.

COMPLIANCE COMMITTEE

The compliance committee continues to move along with inspections and everything seems to be going smoothly.

FY2006 BUDGET AND 2005 RESERVE STUDY

The Board and the office have worked diligently at producing a working budget for the upcoming fiscal year. After reviewing the final draft a motion was made, seconded and carried to approve the FY2006 budget.

After reviewing the rough draft of the 2005 reserve study, a motion was made, seconded and carried to approve the Reserve Study with the understanding that the roofing loan was included in the report.

The Board made a motion, seconded and carried to approve the 2005 Budget and Reserve packet for mailing to the homeowners.

ARCHITECTURAL REQUESTS

The following list of units submitted Architectural Request. After discussion the board made a motion, seconded and carried to approve them.

1. Unit 339 10657 Caminito Chueco – Shading Structure – **Approved** under the provision that when repairs to the fence are needed that the homeowner will remove the structure.
2. Unit 429 9193 Hillery Drive – Carport Cabinets – **Approved** under the provision that they are painted a Mesa Village approved color.
3. Unit 398 10516 Caminito Westchester – Carport Cabinets – **Approved** as submitted.
4. Unit 428 9189 Hillery Drive – Carport Cabinets – **Approved** under the provision that they are painted a Mesa Village approved color.

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 8:23 PM.

Approved: _____ Date: _____
Secretary