

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, JANUARY 31, 2024  
9320 EARL DRIVE, LA MESA, CA 91942**

Rachael Robenolt with 360 Community Management called the meeting to order at 6:00 p.m.

Board Members in Attendance: Stephen Bell, Jared Mason, Alana Ritchison, Michael Voell, and Carrie Weeks.

Management in Attendance: Jax Hodges, Rachael Robenolt, and Crystal Shuman, with 360 Community Management.

**APPROVAL OF MINUTES:** The Board reviewed the November 1, 2023 Meeting Minutes. Jared moved to approve the November Meeting Minutes. Stephen seconded, vote was all ayes, motion carried. It is noted that Alana abstained, as she was not in attendance.

The Board of Directors reviewed the December 6, 2023 Meeting Minutes. Jared moved to approve the December Meeting Minutes, upon correction of the write off balance. Stephen seconded, vote was all ayes, motion carried. It is noted that Alana abstained, as she was not in attendance.

**FINANCIALS:** The Board of Directors reviewed the November and December 2023 Financials. Mike moved to approve the financials pending the year-end financial review and bank statement reconciliations. Jared seconded, vote was ayes, motion carried.

**SUMP PUMP PROPOSAL – AMAYA 54 & 55:** The Board reviewed proposals submitted regarding repairs to the sump pump. Jared moved to approve installation of a sump under, under ProTec maintenance hours. The Board requested Management to send written correspondence to the homeowner informing that they are responsible for keeping the sump turned on, as the sump pump is tied into the homeowner's electricity.

**LANDSCAPE – TURF RENOVATION PROJECT:** The Board of Directors landscape liaison Carrie Weeks provided an update on the turf renovation project. Green Horizons Landscaping will begin the project in the Amaya section, later this month. This project will take advantage of a large state funded rebate program, known as SoCal Water Smart. The Board requested Management to draft a notice and mail to the Membership.

**EARL ENTRYWAY PROPOSAL:** The Board reviewed the proposal submitted by Green Horizons regarding revamping the Earl entryway. With no motion forthcoming, the proposal was denied.

**ACACIA REMOVAL PROPOSAL:** The Board reviewed the proposal submitted by Green Horizons regarding removal of the Acacia, as they may be a wildfire risk. Carrie moved to approve the proposal, as submitted, for a total cost of two thousand, eight hundred, fifty dollars (\$2,850.00). Mike seconded, vote was all ayes, motion carried.

**FHA RENEWAL PROPOSAL:** The Board reviewed the proposal submitted by Melissa Hendricks with FHA Review regarding FHA approval for the community. Carrie moved to approve the proposal, as submitted, for a total cost of seven hundred, ninety-five dollars (\$795.00). Jared seconded, vote was all ayes, motion carried.

**PATHWAY LIGHTING PROPOSAL:** The Board reviewed the proposal submitted by Kennedy Electric regarding pathway lighting repairs along Amaya. Carrie moved to approve the

proposal, as submitted, for a total cost of one thousand, four hundred, thirty-three dollars (\$1,433.00). Alana seconded, vote was all ayes, motion carried. The Board requested that Kennedy Electric installs softer lighting bulbs.

**ARCHITECTURAL:** The Board reviewed the application submitted by the homeowner of 5931 Howell #25, requesting approval to install a HVAC system in the unit. The Board informed Management that additional information is needed, such as, will this be installed inside the unit. Mike volunteered to meet with the homeowner and their contractor at the meter box to review their application. A motion was made by Stephen to appoint Jared and Mike as the Architectural liaison to oversee this application request. Carrie seconded, vote was all ayes, motion carried. The Board requested Management to contact Kennedy Electric and evaluate the meters to ensure residents are not using amps not dedicated for their unit. The Board would like to review at the next scheduled meeting.

**HOMEOWNER FORUM:** Homeowners in attendance were allotted time to speak with the Board regarding the community.

- Howell 13 – The homeowners informed that water has entered their unit and unit is currently under abatement services. The homeowners are requesting that the HOA cover the costs for interior repairs. Management informed per their CC&Rs, the homeowner is responsible for the interior of the unit. The Board informed that they approved ProTec to conduct a water test.
- Howell 16 – The homeowner requested additional recycle bins for the community. The Board requested Management to reach out to obtain pricing for additional services.
- Earl 12 – The homeowner informed that the front underside of the roof sockets are peeling and stucco is blistering in the parking areas. The Board informed that they are aware and these items are on the maintenance repair list.
- Earl 10 – The homeowner inquired about stucco repairs by the front of the unit. The Board informed that maintenance will go out and review. The homeowner also voiced concerns regarding trespassers in the community. The Board informed that there is a LOA on file with the La Mesa Police Department. The homeowner can call the non-emergency line and request that they send someone out to remove the individual(s).
- Howell 22 – The homeowner informed that the racoons are back. The Board requested Management to have them trapped and removed. The homeowner also informed that the asphalt is lifting in front of carport #13. The Board requested Management to obtain proposals for asphalt and roof replacement, in 2024.
- Howell 19 – The homeowner inquired on vinyl fencing. The Board informed that due to time constraints, they were unable to discuss and will discuss at the next meeting.

**EXECUTIVE SESSION SUMMARY:** The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

**ADJOURN:** A motion was made by Mike to adjourn the Open Session meeting at 6:55 p.m. Alana seconded, vote was all ayes, motion carried.

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD DECEMBER 6, 2023**

Crystal Shuman with 360 Community Management called the meeting to order at 6:00pm. Board Members present were Carrie Weeks, Stephen Bell, Jared Mason, and Michael Voell. Board Member absent was Alana Ritchison. Crystal Shuman with 360 Community Management was also present.

**HOMEOWNER FORUM:** This time was set aside for homeowners to bring concerns or ideas before the Board.

Howell 30	Concerns with back gate in dog run
Amaya 55	Sump pump in front of his unit
Howell 18	gardeners still blowing debris in her screen door
Howell 23	Amaya pool gates/bathroom door being left open
Amaya 12	Roof and pine needles
Howell 22	remove old sand bags and bring in new sand bags

**APPROVAL OF MINUTES:** The Board of Directors tabled the November 2023 minutes as there were errors and agenda items not documented in the minutes such as the approval of the 2024 budget and details with the electrical and sump pumps for Amaya 54 and 55.

**FINANCIALS:** The Board of Directors reviewed the October 2023 Financials. Mike moved to approve the financials pending the year-end financial review and bank statement reconciliations. Carrie seconded, vote was ayes, motion carried.

**5750 #35 WRITE-OFF:** The Board reviewed the proposed write off of fees for the HOA owned unit. After discussion, Mike moved to approve the write off in the amount of \$4,984.08, to zero out the account for 2023. Carrie seconded, vote was all ayes, motion carried.

**LANDSCAPE – TURF RENOVATION PROJECT:** The Board of Directors landscape liaison Carrie Weeks provided the Board with a quick update. The paperwork has been submitted, however, California has received a lot of applications and are working through them as quickly as possible, however, the paperwork is in limbo. No Board action required at this time.

**PATIO DRAIN BEHIND EARL 35:** The Board of Directors reviewed the proposals provided by Green Horizons and ProTec Building Services. After discussion, Carrie moved to approve Green Horizons to install a drain behind Earl 35 and connect to the landscape main drains in the amount of \$1,326.00. Mike seconded, vote was all ayes, motion carried.

**TERMITE FASCIA REPAIRS IN FRONT OF EARL 35:** The Board of Directors reviewed the proposal from ProTec Building Services to replace the damaged fascia and eaves in front of Earl 35 in the amount of \$5,442.00. The Board tabled this item and requested a second bid within thirty (30) days to review.

**EXECUTIVE SESSION SUMMARY:**

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting and to reconvene in Executive Session. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 6:44 p.m.

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD NOVEMBER 1, 2023**

Crystal Shuman with 360 Community Management called the meeting to order at 6:00pm. Board Members present were Carrie Weeks, Stephen Bell, Jared Mason, and Michael Voell. Board Member absent was Alana Ritchison. Crystal Shuman with 360 Community Management was also present.

**HOMEOWNER FORUM:** This time was set aside for homeowners to bring concerns or ideas before the Board.

Howell 30	Dog run, back gate is sagging
Earl 49	Notifications not received
Howell 18	Blowers landscape debris into screen door, laundry door on Howell is loose.
Earl 46	Someone was sleeping inside her carport
Amaya 54	Insulation
Howell 23	Amaya pool heater is not that hot

**APPROVAL OF MINUTES:** The Board of Directors reviewed the October 4, 2023 Meeting Minutes. Carrie moved to approve the October meeting minutes. Steve seconded, vote was ayes, motion carried. Jared abstained.

**FINANCIALS:** The Board of Directors reviewed the August and September 2023 Financials. Mike moved to approve the financials pending the year-end financial review and bank statement reconciliations. Carrie seconded, vote was ayes, motion carried.

**DRAFT 2024 BUDGET:** The Board of Directors reviewed the budget for the 2024 year. After discussion, Mike moved to not increase the monthly assessment for the 2024 year but would like to review mid-year if an increase is needed. He also requested that GL line item 5610 is removed, reduce GL line item 5935 by 10%, and increase the Reserve Allocations by 75% with a \$14,145.12 additional allocation per year. Carrie seconded, vote was all ayes, motion carried.

**LANDSCAPE – TURF RENOVATION PROJECT:** The Board of Directors landscape liaison Carrie Weeks provided the Board with a quick update. The paperwork has been submitted, however, California has received a lot of applications and are working through them as quickly as possible, however, the paperwork is in limbo. No Board action required at this time.

**HYDROJETTING PROPOSALS:** The Board of Directors reviewed the proposals provided. After discussion, Mike moved to approve Perry Plumbing to hydro-jet the common area mainlines in the amount of \$5,889.00 and if a homeowner wishes to have their kitchen line cleared the homeowner will pay Perry Plumbing directly in the amount of \$100.00. Carrie seconded, vote was ayes, motion carried. The Board requested this service to be done after Thanksgiving.

**SUMP PUMP ELECTRICAL PROPOSAL:** The Board of Directors tabled this item for more time to review. Amaya 54 homeowners offered to have the sump pumps connected to one of their panels to connect the sump pump in front of their unit as well as to the sump pump for Amaya 55. The Board requested that once the proposals come in, email the proposals to the Board for review and if need to approve via email and ratify at the following meeting. The Board also requested that a stipend in the dues is provided to the homeowner for usage of the electricity for the sump pumps.

**EXECUTIVE SESSION SUMMARY:**

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

It was announced that no Board meeting will be held in January 2024, therefore, the next scheduled Board meeting is set for February 7, 2024.

A motion was made to adjourn the meeting and to reconvene in Executive Session. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 6:44 p.m.

Attested: \_\_\_\_\_ Date: \_\_\_\_\_

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD OCTOBER 4, 2023**

Crystal Shuman with 360 Community Management called the meeting to order at 6:00pm. Board Members present were Carrie Weeks, Stephen Bell, Alana Ritchison, and Michael Voell. Board Member absent was Jared Mason. Crystal Shuman with 360 Community Management was also present.

**OPEN FORUM:** Homeowners were present:

Amaya 54	fence
Earl 46	Cottonwood Trees, painted door, and dead rodent in front of Earl 58
Earl 49	Concerns with next door architectural
Howell 23	Lower pool needs more heat
Amaya 55	Update on the sump pumps
Amaya 60	Raccoon Invasion
Howell 22	Lights out by the landscaper's room
Howell 2	EV Charging Stations for the Association

**APPROVAL OF MINUTES:** The Board of Directors reviewed the revised August 2 Meeting Minutes and the September 6, 2023 Meeting Minutes. Mike moved to approve the August 2 meeting minutes and the September 6 meeting minutes. Steve seconded, vote was ayes, motion carried.

**FINANCIALS:** The Board of Directors reviewed the June and July 2023 Financials. Mike moved to approve the financials pending the year end financial review and bank statement reconciliations. Steve seconded, vote was ayes, motion carried.

CD Recommendation: The Board of Directors reviewed the CD recommendations provided by 360 Community Management. After discussion, Mike moved to approve moving \$100,000.00 into a three-month CD at the 4.10% rate. He also moved for the \$100,000.00 November CD to move into a three-month CD at a 5.10% rate. Carrie seconded, vote was all ayes, motion carried.

**LANDSCAPE – TURF RENOVATION PROJECT:** The Board of Directors landscape liaison Carrie Weeks provided the Board with a quick update. Most likely the work will start in October to avoid the heat wave. No Board action required at this time.

**SUMP PUMP ELECTRICAL PROPOSAL:** The Board of Directors tabled this item for more time to review.

**HYDROJETTING PROPOSALS:** The Board of Directors tabled this item and requested JC Plumbing to submit a proposal for jetting for the Board to review.

**PATIO CONCRETE PROPOSALS:** The Board of Directors reviewed and discussed the proposals submitted by Green Horizons and ProTec Building Services for Earl 17, Earl 35, Earl 51, and Howell 16. Mike moved to approve Green Horizons to replace the concrete patios for Earl 17 in the amount of \$10,516.00 and Earl 51 in the amount of \$6,545.00 and ProTec Building Services to replace the concrete patio for Howell 16 in the amount of \$6,150.00 with the funds to come from Reserves. Carrie seconded, vote was ayes, motion carried.

**LANDSCAPE: RESEEDING PROPOSAL:** The Board of Directors did not have any interest in reviewing the reseeding proposal as the Association is going through a turf renovation project.

**LANDSCAPE: MULBERRY TREE TRIMMING PROPOSAL:** The Board of Directors discussed the mulberry tree trimming by Amaya 43 that was part of the Aleppo Pine Tree removal by Earl 30. The tree trimming is in the amount of \$340.00. Carrie moved to approve the Mulberry tree trimming in the amount of \$340.00. Mike seconded, vote was ayes, motion carried.

**ARCHITECTURAL APPLICATION: AMAYA 54 GUTTERS:** The Board of Directors reviewed and discussed the architectural application to install gutters on the back side of their unit. Steve moved to approve the architectural application. Alana seconded, vote was ayes, motion carried.

**ARCHITECTURAL APPLICATION: HOWELL 12 AC UNIT:** The Board of Directors reviewed and discussed the architectural application to install an AC Unit. Carrie moved to deny the application and requested the homeowner to resubmit and include the following: 1) where is the additional amperage coming from? 2) if more amperage is needed, how many more amps will be needed? Mike seconded, vote was ayes, motion carried.

**EXECUTIVE SESSION SUMMARY:**

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting and to reconvene in Executive Session. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 6:44 p.m.

Attested: \_\_\_\_\_ Date: \_\_\_\_\_

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD SEPTEMBER 6, 2023**

Crystal Shuman with 360 Community Management called the meeting to order at 6:00pm. Board Members present were Carrie Weeks, Jared Mason, Alana Ritchison, and Michael Voell. Board Member absent was Stephen Bell. Crystal Shuman with 360 Community Management was also present.

**OPEN FORUM:** Homeowners were present:

Amaya 56	Wanting AC for the unit
Amaya 54	fascia, repair, gutters
Howell 22	rat control

**APPROVAL OF MINUTES:** The Board of Directors tabled the August 2, 2023 minutes for corrections to the minutes.

**FINANCIALS:** The Board of Directors tabled the financials until the next scheduled Board meeting due to time constraints and inquiries on a GL item.

CD Recommendation: The Board of Directors reviewed the CD recommendations provided by 360 Community Management. After discussion, Mike moved to approve moving \$150,000.00 in the nine-month CD at the 5.25% rate. \$150,000.00 in the twelve-month CD at the 5.25% rate. Jared seconded, vote was all ayes, motion carried.

**LANDSCAPE – TURF RENOVATION PROJECT:** The Board of Directors landscape liaison Carrie Weeks provided the Board with a quick update. Most likely the work will start in October to avoid the heat wave. No Board action required at this time.

**LOWER HOWELL GATE:** The Board of Directors requested for proposals to install a wooden gate at lower Howell behind Howell 1. No Board action required at this time.

**ALEPPO PINE EMERGENCY REMOVAL – RATIFICATION:** The Board of Directors approved via emergency email the removal of an Aleppo Pine that broke in half next to Earl 21/22 in the amount of \$3,740.00. Mike moved to ratify the emergency approval. Carrie seconded, vote was all ayes, motion carried.

**AMAYA BATHROOM TOILET:** The Board of Directors reviewed a proposal to remove the old toilet and install a new one. The Board does not care for the newer toilet offered as it is not a good quality toilet. The Board requested a better toilet from brands like Toto, Kohler, and American Standard. Steve moved to approve a better brand not to exceed \$900.00 and to have it done sooner or the Amaya bathroom will need to be unlocked. Mike seconded, vote was ayes, motion carried.

**POOL GATE READER PROPOSAL:** The Board of Directors tabled this item and asked for more information, particularly on the breakdown of costs.

**BALCONY/LANDING INSPECTION PROPOSALS:** The Board of Directors reviewed proposals from construction management companies with licensed engineers that can inspect the landings throughout the Community in compliance with SB326 AKA “The Balcony Bill”. After discussion, Steve moved to approve AD Magellan in the amount of \$6,000.00 to inspect the landings and provide an architect report if any repairs need to be made. Mike seconded, vote was all ayes, motion carried.

**INSURANCE RENEWAL:** The Board of Directors reviewed the insurance renewal for the 2023-2024 year. After discussion, Mike moved to approve the renewal with the annual premium in the amount of \$43,392.00. Alana seconded, vote was ayes, motion carried.

**ARCHITECTURAL:** The Board of Directors reviewed the revised vinyl fencing guidelines and asked for legal opinion to ensure the Association is moving forward legally.

575046 – AC Unit: The Board of Directors reviewed the architectural application to install an AC unit. After discussion, Mike moved to approve the AC unit installation with the following conditions: 1) the conduit must go under the eaves of the building and painted to match the existing colors. 2) the AC unit cannot pull additional amperage to run the unit, it must operate and function off the existing amperage. 3) Due to the location of the AC unit, a screen must be installed around it. 4) The Association is not paying for the shrub to be removed for the AC unit location, that is the responsibility of the homeowner. Jared seconded, vote was all ayes, motion carried.

932037 – Master Slider: The Board of Directors reviewed the architectural application to replace their slider. The slider is a retrofit and the frame will be in almond color. After discussion, Mike moved to approve the slider replacement. Alana seconded, vote was ayes, motion carried.

**EXECUTIVE SESSION SUMMARY:**

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting and to reconvene in Executive Session. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 7:58 p.m.

Attested: \_\_\_\_\_ Date: \_\_\_\_\_

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD AUGUST 2, 2023**

Crystal Shuman with 360 Community Management called the meeting to order at 6:00pm. Board Members present were Carrie Weeks, Jared Mason, Alana Ritchison, and Michael Voell. Board Member absent was Stephen Bell. Crystal Shuman with 360 Community Management was also present.

**OPEN FORUM:** Homeowners were present:

Amaya 56	Wanting AC for the unit
Amaya 54	fascia, repair, gutters
Howell 22	rat control

**APPROVAL OF MINUTES:** The Board reviewed the June 7, 2023, meeting minutes and June 28, 2023 Executive Minutes. Carrie moved to approve the minutes as submitted. Mike seconded, vote was ayes, motion carried. Alana abstained.

**FINANCIALS:** The Board reviewed and discussed the May 2023 Financials as submitted. Mike moved to accept the May 2023 Financials pending bank reconciliation and year-end financial review. Jared seconded, vote was ayes, motion carried.

**CARPORT LIGHT CLEANING PROPOSAL:** The Board reviewed this proposal submitted by ProTec Building Services' Janitorial Department. Management asked for the revision due to a conflict of scheduling and the request for 2 days for the residents to move vehicles to open parking spaces. After discussion, Carrie moved to approve ProTec Building Services in the amount of \$1,596.00 with the caveat of a couple of hundred more dollars to clean the inside of the light globes throughout the Community. Alana seconded, vote was ayes, motion carried.

**LANDSCAPE – TURF RENOVATION PROJECT:** The Board landscape liaison Carrie Weeks provided the Board with a quick update. Most likely the work will start in October to avoid the heat wave. No Board action required at this time.

**LOWER HOWELL GATE:** The Board requested for bids to install a wooden gate at lower Howell behind Howell 1. No Board action required at this time.

**RESERVE STUDY - DRAFT:** The Board reviewed the 2023 draft Reserve Study update submitted by Barrera and Company. The draft study shows Grossmont Village as 52% funded. Jared moved to approve the reserve study and to increase the monthly Reserve Contribution per unit in the amount of \$116.70 as per recommended by the Reserve Study to bring the Reserves to 75% funded. Mike seconded, vote was ayes, motion carried.

**HOWELL POOL CHANGE ORDER RATIFICATION:** The Board reviewed the approval via emergency email approval for the pool plumbing repairs in the Howell pool in the amount of \$13,914.00. Mike moved to ratify the approval via emergency email to be documented in the minutes. Alana seconded, vote was ayes, motion carried.

**HOWELL 1-8 PRESSURE REGULATOR VALVE REPLACEMENT:** The Board reviewed the proposal submitted by ProTec Building Services' Plumbing Department to replace a bad pressure regulator valve in the amount of \$1,350.00. After discussion, Mike moved to approve ProTec Building Services' Plumbing Department's proposal in the amount of \$1,350.00. Jared seconded, vote was ayes, motion carried.

**EXECUTIVE SESSION SUMMARY:**

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting and to reconvene in Executive Session. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 7:12 p.m.

Attested: \_\_\_\_\_ Date: \_\_\_\_\_

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD JUNE 7, 2023**

Crystal Shuman with 360 Community Management called the meeting to order at 6:00pm. Board Members present were Stephen Bell, Carrie Weeks, Jared Mason, and Michael Voell. Board Member absent was Alana Ritchison. Crystal Shuman with 360 Community Management was also present.

**OPEN FORUM:** Homeowners were present:

Amaya 56	Pet park lock not closing all the way
Howell 23	Pool maintenance
Amaya 54	Fence, Fascia, Gutter update, drainage study

**APPROVAL OF MINUTES:** The Board reviewed the May 4, 2023, meeting minutes. Jared moved to approve the minutes with the corrections. Carrie seconded, vote was ayes, motion carried. Steve abstained.

**FINANCIALS:** The Board reviewed and discussed the April 2023 Financials as submitted. Jared moved to accept the April 2023 Financials pending bank reconciliation and year-end financial review. Mike seconded, vote was ayes, motion carried.

**REVISED GIANT BIRDS OF PARADISE PROPOSAL:** The Board tabled this item for more information such as can a section of the Birds be removed each month or a one a year versus trimming them back.

**LANDSCAPE – TURF RENOVATION PROJECT:** The Board landscape liaison Carrie Weeks provided the Board with a quick update. Most likely the work will start in October to avoid the heat wave. No Board action required at this time.

**EARL 17 BACK PATIO PROPOSAL:** The Board reviewed and discussed the proposals submitted to demo and repour the patio slab for Earl 17. Per the homeowner the Podocarpus tree roots lifted and damaged the patio slab lifting it. The Board tabled this item and requested one more proposal but also wants confirmation from Green Horizons they have the contractor’s license for small construction jobs as well as have the proper insurance coverage and does their bid include rebar.

**HOWELL POOL CHANGE ORDER RATIFICATION:** The Board approved a change order needed for the Howell Pool. There was a leak either in the pool wall or in the pipes and Blue Moons provided a cost to investigate and repair the issue in a change order amount of \$13,914.00. Carrie ratified the email approval. Jared seconded, vote was ayes, motion carried.

**EXECUTIVE SESSION SUMMARY:**

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting and to reconvene in Executive Session. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 6:56 p.m.

Attested: \_\_\_\_\_ Date: \_\_\_\_\_

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD MAY 4, 2023**

Crystal Shuman with 360 Community Management called the meeting to order at 6:00pm. Board Members present were Carrie Weeks, Alana Ritchison, and Jared Mason, Michael Voell. Board Member absent was Stephen Bell. Crystal Shuman with 360 Community Management was also present.

**OPEN FORUM:** Homeowners were present:

- Amaya 54 – fascia, drainage, and vinyl fencing
- Amaya 58 – drain pipe, roots in pipe, landscape request
- Howell 22 – thank you for repairing the Howell Utility fence, reset cement stoppers, carport 9 common area wall concern, and bait stations

**APPROVAL OF MINUTES:** The Board reviewed the April 5, 2023, meeting minutes. Jared moved to approve the minutes with the corrections. Carrie seconded, vote was ayes, motion carried.

**FINANCIALS:** The Board reviewed and discussed the March 2023 Financials as submitted. Michael moved to accept the March 2023 Financials pending bank reconciliation and year-end financial review. Carrie seconded, vote was ayes, motion carried.

**MAINTENANCE: AMAYA 35 REMEDIATION AND REMODEL PROPOSALS:** The Board tabled this item until the next scheduled meeting as they would like all Board Members to add input before proceeding with any repairs.

**LANDSCAPE – TURF RENOVATION PROPOSAL:** The Board reviewed and discussed the information Carrie provided. The total cost for renovation is in the amount of \$129,498.00. The rebates for the Association in return would be \$80,960.00 with the Association paying \$48,538.00 overall. Jared moved to approve the proposal with the start date to begin in October 2023 to avoid dealing with the heat wave which would require more water. Jared amended the motion to include the savings in the future for landscape maintenance as well as the water and sewer fiscal impact. Michael seconded, vote was ayes, motion carried.

**LANDSCAPE – TREE REMOVAL AROUND AMAYA 54:** The Board reviewed and discussed the proposal submitted by Green Horizons to remove three (3) Monterey Cypress next to Amaya 54 as these trees are causing foundation issues in the amount of \$1,800.00. Jared moved to approve the removal of three trees with the caveat of seeing if stump grinding is included in the amount of \$1,800.00. Michael seconded, vote was ayes, motion carried.

**SUMP PUMP PROPOSAL:** The Board reviewed and discussed the proposal submitted by Kennedy Electric to install electrical conduit to run the sump pumps for Amaya 54 and 55 off the main panel of the Amaya Pool. The Board tabled this item for more information to include a diagram of where to dig if trenched and if Option 1F could go under the eaves of the roof rather than on top of the roof but also check if the storage room by carport 2 would be a better location for common area electricity.

**PRESSURE REGULATOR RATIFICATION:** The Board approved an emergency decision outside a Board meeting regarding the building's pressure regulator was high for Earl 11-16. Jared moved to ratify the emergency approval. Carrie seconded, vote was ayes, motion carried.

**ARCHITECTURAL APPLICATION: AMAYA 58 LANDSCAPE MODIFICATIONS:** The Board reviewed the architectural application as submitted by the homeowner of Amaya 58. After discussion, Carrie moved to approve the application on the condition that the owner accepts responsibility of the landscape area in front of their unit and if no longer wishes to maintain the area to notify management. Also, the lemon tree must be kept in a pot and not permitted to be planted in the ground. Michael seconded, vote was ayes, motion carried.

**ARCHITECTURAL APPLICATION: AMAYA 54 VINYL FENCING:** The Board tabled this item as they would like samples of the color used for the vinyl fencing. The Board would also like for management to draft vinyl fencing architectural rules and submit to the Board along with Amaya 54's architectural application on the vinyl fencing.

**EXECUTIVE SESSION SUMMARY:**

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting and to reconvene in Executive Session. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 7:20 p.m.

Attested: \_\_\_\_\_ Date: \_\_\_\_\_

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD APRIL 5, 2023**

Crystal Shuman with 360 Community Management called the meeting to order at 6:00pm. Board Members present were Carrie Weeks, Stephen Bell, Alana Ritchison, Jared Mason and Michael Voell. Crystal Shuman with 360 Community Management was also present.

**OPEN FORUM:** Homeowners were present:

Amaya 54 – multiple items related to water issues  
Amaya 12 – seepage through carport wall

**APPROVAL OF MINUTES:** The Board reviewed the March 1, 2023, meeting minutes. Carrie moved to approve the minutes with the corrections. Stephen seconded, vote was ayes, motion carried. Michael and Jared abstained.

**FINANCIALS:** The Board reviewed and discussed the February 2023 Financials as submitted. Michael moved to accept the February 2023 Financials pending bank reconciliation and year-end financial review. Carrie seconded, vote was all ayes, motion carried.

Annual Financial Review: The Board reviewed and discussed the Annual Financial Review as submitted by Sonnenberg and Company. Steven moved to approve the annual financial review as submitted and to mail it to the membership as per the Civil Code. Michael seconded, vote was all ayes, motion carried.

CD Recommendation: The Board reviewed and discussed the CD Recommendation submitted by 360 Community Management. Michael approved to put 2 - \$150,000.00 in 3 month CDs and 1 - \$100,00.00 in a 6 month CD. Jared seconded, vote was all ayes, motion carried.

**MAINTENANCE: AMAYA 35 REMEDIATION AND REMODEL PROPOSALS:** The Board tabled this item until the next scheduled meeting to obtain more clarification on the property management proposal and a summary sheet to review prices for remediation and repairs.

**LANDSCAPE – EARL 25 FRENCH DRAIN PROPOSAL:** The Board tabled this item for Green Horizons to revise the estimate and resubmit. No Board action required at this time.

**LANDSCAPE – TREE REMOVAL BEHIND EARL 10 PROPOSAL:** The Board reviewed and discussed the proposal submitted by Green Horizons to remove three (3) Koelreuteria Species that have heart rot in the amount of \$2,100.00. Jared moved to approve the removal of three trees in the amount of \$2,100.00. Michael seconded, vote was all ayes, motion carried.

**ARCHITECTURAL APPLICATION: EARL 10 FRONT DOOR MODIFICATIONS:** The Board reviewed the architectural application as submitted by the homeowner of Earl 10. After discussion, Michael moved to approve the application with the conditions that the owner needs to inform management who will perform the work (if a contractor license and insurance must be provided) and all materials after work is completed must be removed off site and may not be placed in the Community dumpsters. Alana seconded, vote was ayes, motion carried. Jared abstained.

**MAINTENANCE – HOWELL UTILITY GATE:** The Board reviewed and discussed the price ProTec Building Services provided to repair the Howell utility gate in the amount of \$3,380.00. Jared moved to approve ProTec Building Services to repair the Howell utility gate in the amount of \$3,380.00. Carried seconded, vote was all ayes, motion carried.

**MAINTENANCE – DOG RUN GATE:** The Board reviewed and discussed the dog run gate bid in the amount of \$1,600.00. Jared moved to approve to have the latch installed under maintenance hours. Jared moved to approve for the dog latch to be installed during maintenance hours. Steven seconded, vote was all ayes, motion carried.

**EXECUTIVE SESSION SUMMARY:**

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting and to reconvene in Executive Session. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 6:59 p.m.

Attested: \_\_\_\_\_ Date: \_\_\_\_\_

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD MARCH 1, 2023**

Crystal Shuman with 360 Community Management called the meeting to order at 6:00pm. Board Members present were Carrie Weeks, Stephen Bell, and Alana Ritchison. Board Members absent Jared Mason and Michael Voell. Crystal Shuman with 360 Community Management was also present.

**ELECTION BY ACCLIMATION:** Per California Civil Code, if, at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are Board positions to be filled, the Board of Directors may, after voting to do so, seat the qualified candidates by acclamation. For the 2023 election, there were three (3) open seats and three (3) qualified candidates. As there were no more candidates than open positions, Stephen moved to elect the slate of candidates by acclamation. Carrie seconded, vote was all ayes, motion carried. Michael Voell, Jared Mason, and Alana Ritchison were each elected to the Board of Directors for two (2) year terms.

**OPEN FORUM:** Homeowners were present:

Amaya 55 – sump pump, back-up power to lights with solar, water damage  
Amaya 54 – flooding, gutter/downspout, holes in roof  
Earl 2 – Smoking  
Howell 23 – Howell 25's tenant getting notices

**APPROVAL OF MINUTES:** The Board reviewed the February 1, 2023, meeting minutes. Carrie moved to approve the minutes with the corrections. Stephen seconded, vote was ayes, motion carried.

**FINANCIALS:** The Board reviewed and discussed the December 2022 and January 2023 Financials as submitted. Carrie moved to accept the December 2022 and January 2023 Financials pending bank reconciliation and year-end financial review. Alana seconded, vote was ayes, motion carried.

**LANDSCAPE – 3-YEAR TREE PLAN PROPOSAL:** The Board reviewed and discussed a proposal submitted by Green Horizon for the 3-year tree plan. Carrie moved to approve the 3-year tree plan as submitted by Green Horizon. Alana seconded, vote was ayes, motion carried.

**LANDSCAPE – EARL 25 FRENCH DRAIN PROPOSAL:** The Board tabled this item for Green Horizons to revise the estimate and resubmit. No Board action required at this time.

**MAINTENANCE: AMAYA 35 REMEDIATION AND REMODEL PROPOSALS:** The Board tabled this item until the next scheduled meeting to obtain more clarification on legal ramifications and financial actions.

**MAINTENANCE: AMAYA 32 AND 54 WATERPROOFING PROPOSALS:** The Board reviewed the report and proposals submitted by APEX to repair and waterproofing the walls for Amaya 32 and Amaya 54. Carrie moved to approved proposals for Amaya 32 and Amaya 54 as submitted by APEX. Stephen seconded, vote was ayes, motion carried.

**EXECUTIVE SESSION SUMMARY:**

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting and to reconvene in Executive Session. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 6:47 p.m.

Attested: \_\_\_\_\_ Date: \_\_\_\_\_

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD FEBRUARY 1, 2023**

Crystal Shuman with 360 Community Management called the meeting to order at 6:00pm. Board Members present were Carrie Weeks, Stephen Bell, Chuck Abel, Jared Mason, and Michael Voell. Crystal Shuman with 360 Community Management was also present.

**OPEN FORUM:** Homeowners were present:

- Amaya 2 – Water damage/front stucco damage repair needed
- Howell 16 – dead grass in front of his unit
- Howell 6 – graffiti on the wall and the irrigation in front of unit not fixed
- Earl 17 – patio damage from the tree roots by his unit
- Howell 30 – Useless carport cupboards, would like to see them go
- Amaya 32 – unit was flooded from the rain
- Howell 2 – safety/security concerns
- Howell 29 – same issue concerns as Howell 2
- Howell 23 – appreciates the new pool furniture
- Amaya 53/54 – unit flooding, reimbursement for plumbing inspection

The Board adjourned the Open Session meeting to go into Executive Session to discuss Homeowner concerns at 6:50pm.

The Board reconvened the Open Session meeting at 7: 22pm.

**APPROVAL OF MINUTES:** The Board reviewed the December 7, 2022, meeting minutes. Stephen moved to approve the minutes with the corrections. Michael seconded, vote was all ayes, motion carried.

**FINANCIALS:** The Board reviewed and discussed the October and November 2022 Financials as submitted. Michael moved to accept the October and November 2022 Financials pending bank reconciliation and year-end financial review. Chuck seconded, vote was all ayes, motion carried.

**AMAYA POOL SOLAR PANEL REPAIR RATIFICATION:** The Board approved in between meetings to have the Amaya pool solar repairs so the pool is heated in the amount of \$1,946.83. Jared ratified the approval. Chuck seconded, vote was all ayes, motion carried.

**LANDSCAPE – PRE-EMERGENT PROPOSAL:** The Board reviewed and discussed a proposal submitted by Green Horizon to spray the Community for weed control in the amount of \$1,020.00. Carrie moved to approve the pre-emergent with the caveat that the chemicals used are toxic-free and safe for pets and children to be around. Michael seconded, vote was all ayes, motion carried.

**MAINTENANCE: AMAYA 35 REMEDIATION AND REMODEL PROPOSALS:** The Board tabled this item until the next scheduled meeting.

**MAINTENANCE: AMAYA 11 SUMP PUMP PROPOSALS:** The Board reviewed the proposals to install a new sump pump in front of Amaya 11. Jared moved to deny the installation of a new sump pump and requested the landscapers to install additional drains in the area to help reduce the water. Michael seconded, vote was all ayes, motion carried.

**ARCHITECTURAL APPLICATION – 575060 SOLAR ADDITIONS:** The Board reviewed the architectural application for Amaya 60 to add 3 solar panels to the roof. Jared moved to approve the architectural application to add 3 solar panels. Carrie seconded, vote was all ayes, motion carried. Chuck abstained.

**EXECUTIVE SESSION SUMMARY:**

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting and to reconvene in Executive Session. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 8:10p.m.

Attested: \_\_\_\_\_ Date: \_\_\_\_\_