

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD SEPTEMBER 4, 2024**

Community Manager Rachael Robenolt called the meeting to order at 6.04 p.m. Board members present were Carrie Weeks, Michael Voell, Jared Mason & Emily Zimmerman.

APPROVAL OF MINUTES: The Board reviewed the August 2024 Open & Executive Meeting Minutes. Carrie moved to approve the June meeting minutes as amended. Mike seconded, vote was three ayes (Jared abstained), motion carried.

FINANCIALS: The Board of Directors reviewed the July 2024 Financials. After discussion, Mike moved to approve the financials reports as submitted, subject to the CPA's year-end review, and in accordance with the California Civil Code. Carrie seconded, vote was ayes, motion carried. Jared asked why the pool service was paid twice in July. Management noted that the breakdown of invoices is in the Invoice report, but that they would check on it.

CD PURCHASES: The Board reviewed the CD recommendations for the liquid funds and the CD's that mature in September. After discussion, Mike moved to approve the purchase of a six month CD immediately, in the amount of \$100,000, and one nine month CD, in the amount of \$100,000 and one twelve (12) month CD in the amount of \$100,000, once the September CD's mature. Carrie seconded, vote was all ayes, motion carried.

Management was requested to confirm where the landscape turf project was paid from.

RESERVE STUDY: The Board reviewed the draft reserve study. After discussion, Carrie moved to approve the study as presented. Mike seconded, vote was all ayes, motion carried.

2025 BUDGET: The Board reviewed the draft 2025 budget. After discussion, Mike moved to approve the budget, with a 5% increase in dues. Jared seconded, vote was all ayes, motion carried. The Year End Package should note that the expenses/dues will be reviewed in April 2025 and the dues may increase at that time.

CORPORATE TRANSPARENCY ACT: The Board reviewed the information regarding the CTA and the proposal from CTA Review. After discussion, Mike moved to approve the proposal. Carrie seconded, vote was all ayes, motion carried.

HOWELL POOL: Carrie moved to ratify the previous approval for additional maintenance hours to complete the installation of the Howell pool patio cover. Jared seconded, vote was all ayes, motion carried.

EARL POOL: The Board reviewed the proposal from AquaSpecs for a new LED light and copper fill line replacement. After discussion, Jared moved to approve the proposal. Carrie seconded, vote was all ayes, motion carried.

GUTTER CLEANING: The Board reviewed the proposals for gutter cleaning. After discussion, Management was requested to find out if ProTec will do this on a time & materials basis, as they did in 2023. Carrie moved to approve ProTec to do the gutter cleaning on a time and materials basis. Michael seconded, vote was all ayes, motion carried.

HYDROJETTING: The Board reviewed the proposals for hydrojetting of the sewer lines throughout the community. After discussion, Jared moved to approve the proposal from Perry Plumbing, with the \$1,100 for 360 to be onsite for the two days of project time. Mike seconded, vote was all ayes, motion carried. It was noted that we need a cost from Perry for the sump pump inspection.

It was noted that there is a cleanout in the grass at Earl 18.

MAINTENANCE: The Board reviewed the notes from the maintenance walkthrough. After discussion, Carrie moved to approve all of the items noted on the walkthrough, for prioritization by Mike & Jared. Mike seconded, vote was all ayes, motion carried.

The Board reviewed the cost estimate to fix two of the HOA rented garages (\$2,080 + materials). The Board tabled the issue until the October meeting.

The Board reviewed the cost estimate for the inspection of the underside of the carport roofs (approximately \$260). After discussion, Jared moved to approve the additional hours for the inspection and report. Carrie seconded, vote was all ayes, motion carried.

OVERSEEDING: The Board reviewed the proposal from Green Horizons for reseeding of the remaining lawns. The Board agreed that it was not needed at this time.

LIGHTING: The Board discussed lights and the options provided by Management. The Board requested input from Kennedy Electric.

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

It was noted that the grass in front of 16 – 18 is getting trashed by dogs.

Robin noted that residents are parking without permits and that the dog run trash is not being emptied.

Dan noted that he thinks that the Amaya pool needs signs to turn off lights and close doors. It was also noted that the pump room needs to be locked.

Rob from Amaya 54 noted that there is a hole in the stucco at the front of their unit.

It was noted that Amaya 15 has grape vine that has dry rot, on parking lot side.

The Board noted that the carports are being cleaned on 1st & 3rd Friday.

Management was requested to look into self closers for the laundry doors and motion sensors for lights, and to order empty sand bags.

Carrie wanted the Board to consider reflective carport numbers. Management was requested to check into options.

EXECUTIVE SESSION SUMMARY:

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

ADJOURN: A motion was made by Carrie to adjourn the Open Session meeting at 8:30 p.m. Emily seconded, vote was all ayes, motion carried.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD AUGUST 7, 2024**

Community Manager Rachael Robenolt called the meeting to order at 6.04 p.m. Board members present were Carrie Weeks, Michael Voell & Emily Zimmerman.

APPROVAL OF MINUTES: The Board reviewed the June 2024 Open & Executive Meeting Minutes. Carrie moved to approve the June meeting minutes as presented. Emily seconded, vote was all ayes, motion carried.

FINANCIALS: The Board of Directors reviewed the May & June 2024 Financials. After discussion, Mike moved to approve the financials reports as submitted, subject to the CPA's year-end review, and in accordance with the California Civil Code. Carrie seconded, vote was ayes, motion carried.

APPROVAL OF LIEN: The Board reviewed a notice of intent to lien for APN's 486-670-28-10, 486-670-28-24 & 486-670-27-29. A motion was made and seconded to approve the lien(s). Vote was all ayes, motion carried. It was resolved that the Board authorizes that lien(s) be recorded on the properties in the event that payment in full is not received by the deadline(s) imposed in the Intent to Lien letter(s).

CD PURCHASES: The Board reviewed the CD recommendations for the CD that matured in July. After discussion, Carrie moved to approve the purchase of a twelve (12) month CD in the amount of \$125,000. Emily seconded, vote was all ayes, motion carried.

SUMP PUMPS: The Board reviewed the proposal from Green Horizons for a sump pump near Amaya #20. After discussion, management was requested to get a bid from ACP.

The Board reviewed the proposal from, Kennedy Electric for the electrical for the sump pump at Amaya #54. After discussion, Mike moved to approve the quote for whichever option will work. Emily seconded, vote was all ayes, motion carried. The owners of #54 requested that Kennedy come out and mark the actual walls in #54. Also, we need to clarify, can the #55 sump pump attach to the #54 power.

EARL POOL: The Board reviewed the proposal from AquaSpecs for a required upgraded pump, and new handrails . After discussion, Mike moved to approve, after verifying that it is a 5HP pump. Carrie seconded, vote was all ayes, motion carried.

BALCONY REPAIRS: The Board reviewed the proposal for repairs to balconies at Howell 8 & 9. After discussion, Carrie moved to approve the quote from ACP. Michael seconded, vote was all ayes, motion carried.

PRESSURE REGULATOR TESTING: The Board reviewed the proposals for pressure regulator testing throughout the community. After discussion, Michael moved to approve the proposal from JC Plumbing. Carrie seconded, vote was all ayes, motion carried.

LIGHT FIXTURE REPLACEMENT: The Board reviewed the proposal from Kennedy Electric for replacement of the fixture on the tall pole on the corner of the middle driveway. After discussion, Carrie moved to approve the quote. Emily seconded, vote was all ayes, motion carried.

HOWELL ROOFING: The Board reviewed the proposal for roofing of the Howell 9-12 building. After discussion, management was requested to determine why this roof was proposed. ask why we are doing this roof. Photos.

SOILS ENGINEER: The Board reviewed the soils engineers report. Management noted that proposals for the noted items are already underway. Call Helfrich for companies. Ask Helfrich for their priority list.

FENCING: The Board reviewed proposals for replacement of the wood fence on the middle driveway. After discussion, management asked for a bid from ACP.

MAINTENANCE: The Board reviewed proposals for maintenance. After discussion, the Board decided to stay with ProTec for the time being. Carrie moved to appoint Michael to be the second maintenance liaison, and to work with Jared to effectively prioritize the ongoing work order list. The list should be shared between Jared, Michael, and Management on a monthly basis. Emily seconded, vote was all ayes, motion carried. Additionally, Management was requested to obtain a quote from Octo Property Services.

ARCHITECTURAL: The Board reviewed the architectural application from Earl 51, for a window air conditioning unit. Carrie moved to approve the application as presented. Michael seconded, vote was all ayes, motion carried.

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

Amaya 56 came to if anyone knew of a contractor that could remove her AC. Management

Lisa noted that the landscapers haven't blown the leaves from in front of the doors on Howell in a while. She also asked about what is happening with recycling.

Chris from Howell 13 was present to report that his downspout extension is mangled, and that there is still the pooling issue at their front door.

Howell 20 was present to note that in the wall that separates 21 & 20 protrudes out, and there are cracks.

Earl 25 was present to note that there are people that are walking through property that don't belong.

Mathew in 55 wants to meet with Kennedy when they come to mark the walls at 54.

Robin asked for a rodent bait box where the meters are at Howell 24.

Denise noted that the map is numbered incorrectly. Howell 17 & 18 need to be switched.

Dan Hermansen noted that there used to be a lock on the pump room, but it is gone. There needs to be a lock.

It was reported that the kids from Howell 26 were tossing the drain covers in the Howell pool.

It was noted that the French drain is above ground level at Amaya 54, and that the area around the sump pump is consistently damp.

EXECUTIVE SESSION SUMMARY:

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

ADJOURN: A motion was made by Carrie to adjourn the Open Session meeting at 7:30 p.m. Emily seconded, vote was all ayes, motion carried.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD JUNE 5, 2024**

Community Manager Rachael Robenolt called the meeting to order at 6.03 p.m. Board members present were Carrie Weeks, Michael Voell, Jared Mason & Emily Zimmerman.

APPROVAL OF MINUTES: The Board reviewed the May 1, 2024 Open & Executive Meeting Minutes. Emily moved to approve the May meeting minutes as presented. Mike seconded, vote was all ayes, motion carried.

FINANCIALS: The Board of Directors reviewed the April 2024 Financials. After discussion, Carrie moved to approve the financials reports as submitted, subject to the CPA's year-end review, and in accordance with the California Civil Code. Emily seconded, vote was ayes, motion carried.

WATER TEST: The Board reviewed the additional proposal for a water test at Howell 13. After discussion, Carrie moved to approve ACP to do the work, at a cost not to exceed \$500.00 Mike seconded, vote was three ayes (Jared nay), motion carried.

JANITORIAL: The Board reviewed and discussed proposals for janitorial service. After discussion, Emily moved to terminate Mr. Janitorial and approve the proposal from Personal Touch Cleaning. Jared seconded, vote was all ayes, motion carried.

ASPHALT REPAIR: The Board reviewed and discussed proposals submitted regarding asphalt repairs. After discussion, Carrie moved to approve the quote from Eagle Paving. Jared seconded, vote was all ayes, motion carried. It was noted that the work will be scheduled after any major work already approved or approved at this meeting (pool resurfacing, roofing, etc.).

HOWELL SHADE STRUCTURE: The Board reviewed and discussed the option submitted by 360/ProTec regarding removal of the existing shade structure at the Howell pool, and replacing it with a pre-fabricated option from Costco or other. After discussion, Jared moved to approve the purchase and install a new prefabricated shade structure. Carrie seconded, vote was all ayes, motion carried.

FENCING RULE AMENDMENT: The Board discussed the fencing rule that was distributed to the membership for the required 28 day review. After discussion, Jared moved to adopt the rule, with the removal of the words "not painted" from item #4. Carrie seconded, vote was all ayes, motion carried.

MAINTENANCE: Management noted that while they would strongly recommend increasing the maintenance hours, that the HOA is already significantly overbudget for 2024.

The Board reviewed the proposals for the leaking fire hydrant on Amaya. After discussion, Carrie moved to have Hiller try to replace the gasket and see if that will address the leak, and if it fails catastrophically, to replace the hydrant. Emily seconded, vote was all ayes, motion carried.

HOWELL ROOFING: The Board reviewed and discussed proposals submitted for roofing of the Howell 13-15 building. After discussion, Jared moved to approve the proposal from Paradise Roofing. Carrie seconded, vote was all ayes, motion carried. It was noted that the roofers need to be instructed to not put any roofing material in the HOA dumpsters.

SOILS : The Board reviewed the proposals for a soils engineer to inspect several areas of the property. After discussion, Jared moved to approve the proposal from Helfrich Associates. Carrie seconded, vote was all ayes, motion carried. It was noted that the areas to be inspected are the Howell steps, near Howell 13, the carports on both sides of the Amaya driveway, and behind Amaya 54-60.

DRAINAGE: The Board reviewed the proposals for drainage modifications at Howell 12/13. After discussion, Carrie moved to approve the proposal from Green Horizons. Jared seconded, vote was all ayes, motion carried.

The Board reviewed the proposals for drainage modifications at Amaya 60. After discussion, Mike moved to approve the proposal from Green Horizons. Carrie seconded, vote was all ayes, motion carried.

LANDSCAPING: It was noted that the organic products that were used to kill the grass for the turf renovations is not working. After discussion, Carrie moved to approve the landscapers to use glyphosate weed killer. Emily seconded, vote was all ayes, motion carried. It was noted that notices would be placed on each owners front door regarding the application.

ARCHITECTURAL: The Board reviewed and discussed the Architectural application submitted by the homeowner of Howell 7 requesting approval to install an air conditioner in the unit. Management noted that the electrician has not yet been out to review the building power. Management suggested that two Board Members be authorized to approve the application once the power situation is confirmed. Jared moved to appoint Emily & Jared to approve the application. Emily seconded, vote was all ayes, motion carried.

The Board reviewed the application for fencing at Amaya 54. After discussion, Jared moved to approve the application for new vinyl fencing, so long as all of the conditions of the Architectural Rules are met. Mike seconded, vote was all ayes, motion carried. It was noted that a hole will need to be in the fence to accommodate a new drain from the downspout.

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

EXECUTIVE SESSION SUMMARY:

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

ADJOURN: A motion was made by Carrie to adjourn the Open Session meeting at 7:30 p.m. Jared seconded, vote was all ayes, motion carried.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD MAY 1, 2024**

Community Manager Jax Hodges called the meeting to order at 6.03 p.m. Board members present were Jared Mason, Alana Ritchison, Michael Voell, Carrie Weeks, and Emily Zimmerman.

APPROVAL OF MINUTES: The Board reviewed the April 3, 2024 Meeting Minutes. Carrie moved to approve the April Meeting Minutes, as corrected. Jared seconded, vote was three ayes (Mike and Emily abstained), motion carried.

FINANCIALS: The Board of Directors reviewed the February - March 2024 Financials. Mike moved to approve the financials pending the year-end financial review and bank statement reconciliations. Carrie seconded, vote was all ayes, motion carried.

The Board discussed reimbursement of funds for common area supplies. Mike moved to ratify approval of reimbursement of \$35.00 to Carrie. Alana seconded, vote was four ayes (Carrie abstained), motion carried.

CD INVESTMENTS: The Board of Directors reviewed and discussed investments. Mike moved to approve the purchase of a \$100,000.00, 3-month CD and a \$100,000.00 6-month CD. Carrie seconded, vote was all ayes, motion carried.

POOL RESURFACING PROPOSALS: The Board reviewed and discussed proposals submitted regarding resurfacing the Earl pool. Carrie moved to approve the proposal submitted by Aquaspecs, in the amount of \$35,610.00, with the condition that permits are obtained prior to work commencement. Mike seconded, vote was four ayes (Jared voted nay), motion carried.

SB326 REPAIR PROPOSALS: The Board reviewed and discussed proposals submitted regarding repairs SB326 repairs of exterior elevated elements; balconies and stairwells. The Board tabled and requested Management to obtain additional proposals for their review and confirm with AD Magellan why Amaya 38 was inappropriately categorized as 'fair condition'.

ASPHALT REPAIR PROPOSALS: The Board reviewed and discussed proposals submitted regarding asphalt repairs. The Board tabled and requested Management to obtain additional proposals for their review.

PLUMBING REPAIR PROPOSAL: The Board reviewed and discussed the proposal submitted by Perry Plumbing regarding installation of a new cleanout located by Earl 51, for a total cost of \$3,000.00. Alana moved to ratify the email approval of the proposal. Mike seconded, vote was all ayes, motion carried. The Board requested Management to obtain proposals regarding pipelining.

GAZEBO REPAIR PROPOSAL: The Board reviewed and discussed the proposal submitted by Apex Contracting & Restoration regarding rebuilding the gazebo. With no motion forthcoming, the proposal was closed. The Board discussed purchasing a prefabricated gazebo. The Board requested Management to contact ProTec and obtain cost to demolish gazebo.

EDCO TRASH SERVICE CORRESPONDENCE: The Board reviewed and discussed written correspondence submitted by Fabian Rodriguez with Edco regarding trash and recycling services. The Board requested Management to contact Edco and obtain additional information for their review. Mike moved to approve 4 additional recycle totes for the community. Carrie seconded, vote was all ayes, motion carried.

ARCHITECTURAL: The Board reviewed and discussed the Architectural application submitted by the homeowner of Earl 10 requesting approval to replace the interior sliding door of the unit. The Board unanimously approved the application, as this is for interior repairs, and as long as it doesn't affect any load bearing walls.

The Board reviewed and discussed the Architectural application submitted by the homeowner of Earl 10 requesting approval to correct the exterior stucco around the front door of the unit. With no motion forthcoming, the Architectural application was denied, as the exterior building is HOA responsibility. The Board requested Management to obtain a proposal for exterior repairs by the front door of the unit.

The Board reviewed and discussed the Architectural application submitted by the homeowner of Howell 7 requesting approval to install an air conditioner in the unit. The Board tabled the application at this time, as the electrician needs to review the building power.

HOMEOWNER CORRESPONDENCE: The Board reviewed and discussed written correspondence submitted by a homeowner requesting that a designated smoking area be implemented and signs posted. With no motion forthcoming, the homeowner's request was closed.

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

Howell 23 – The homeowner voiced concerns about ducks in the pool and residents continually leaving the laundry room lights on. The Board noted that the lights are on a timer.

Howell 30 – The homeowner voiced concerns that the landscapers did not post notices when they sprayed to kill the weeds. Carrie informed that she would speak with the landscapers regarding notices and informed that organic products were used to kill the weeds.

Amaya 12 – The homeowner inquired on the status of the turf renovations. Carrie informed that information is posted on the community website.

Amaya 54 – The homeowner inquired on the status of their vinyl fencing application. Management informed that they would review records for the application. The homeowner inquired on the status of the sump pump letter. Management informed the owner that the letter was sent out, but that the letter will be resent. The homeowner informed that there may be a leak in their skylight. The Board informed that skylights are a homeowner's responsibility.

Howell 20 – The homeowner inquired on the status of roof replacement. The Board informed that Paradise Roofing will be replacing the roof and recommended that the homeowner cover items in the unit and remove pictures from the wall. The homeowner also inquired about visitor parking. Management requested that they contact our office directly for a permit.

Earl 10 – The homeowner voiced concerns regarding the attic crawl space and would like to seal it off. Management recommended the homeowner submit an Architectural application for Board review.

Howell 18 – The homeowner voiced concerns regarding the manner in which maintenance handled tarp removal from the side of the unit. Jared informed that he will speak with ProTec regarding their professionalism.

Howell 13 – The homeowner expressed concerns with the quality of work the HOA vendors have provided. The homeowner inquired on what the HOA is going to do to prevent future water intrusion into the unit. Carrie informed that the landscapers will evaluate when they being renovation in that area.

EXECUTIVE SESSION SUMMARY:

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

ADJOURN: A motion was made by Carrie to adjourn the Open Session meeting at 7:30 p.m. Jared seconded, vote was all ayes, motion carried.

Attested: _____ Date: _____

GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, APRIL 3, 2024
9320 EARL DRIVE, LA MESA, CA 91942

Jax Hodges called the meeting to order at 6:01 p.m.

Board Members in Attendance: Jared Mason, Alana Ritchison, and Carrie Weeks.

Board Member Absent: Michael Voell and Emily Zimmerman.

Management in Attendance: Jax Hodges, with 360 Community Management.

APPROVAL OF MINUTES: The Board reviewed the March 6, 2024 Meeting Minutes. Jared moved to approve the March Meeting Minutes, as corrected. Carrie seconded, vote was all ayes, motion carried.

FINANCIALS: The Board of Directors reviewed the February 2024 Financials. The Board tabled financials and will review at the next scheduled meeting.

CD INVESTMENTS: The Board of Directors reviewed and discussed the CD that matured on April 1, 2024, in the amount of \$100,000.00. Alana moved to approve to take the \$100,000.00 for the above CD that matured and invest in a 6 month CD. Carrie seconded, vote was all ayes, motion carried.

APPROVAL OF LIEN: The Board reviewed recommendations for lien for parcel #(s) 486.670.26.01. A motion was made and seconded to approve sending the Notice(s) of Intent to Lien and subsequent lien(s) if the account(s) are not brought current within the 30 days required in the Notice of Intent to Lien letter(s) for noted parcel(s). Vote was all ayes, motion carried. It was resolved that the Board authorizes that lien(s) be recorded on the properties in the event that payment in full is not received by the deadline(s) imposed in the Intent to Lien letter(s).

PROPOSED AMENDMENT – VINYL FENCING: The Board reviewed and discussed the draft proposed amendments to the Architectural Rules regarding vinyl fencing. Carrie moved to approve proposed amendment, with the condition that ‘not painted’ be removed and images include on the website of proposed vinyl fencing. Jared seconded, vote was all ayes, motion carried. The Board requested Management to send out to Membership.

TREE REMOVAL PROPOSALS: The Board reviewed and discussed proposals submitted regarding removal of a Mulberry tree, located by Amaya 44. Carrie informed that the landscapers recently trimmed the tree and it will not have fruit for a while. With no motion forthcoming, the Board tabled this matter and may review later.

SB326 INSPECTION REPAIR PROPOSAL: The Board reviewed and discussed the proposal submitted by Apex regarding repairs needed in accordance with the SB326 Inspection Report. The Board tabled discussion and requested Management to obtain additional bids for their review.

ROOFING REPLACEMENT PROPOSALS: The Board reviewed and discussed proposals submitted regarding roof replacement for 5931 Howell Units 19-22. Jared moved to approve the proposal, submitted by Paradise Roofing, for the contract price of \$21,875.00, with the condition that

shingles are not dropped directly on the roof, update the \$5,400.00 sound board information, gutters be detached and reattached during replacement and gutter repairs made, and inform that the underside finish is what is exposed on the interior of the unit. Carrie seconded, vote was all ayes, motion carried.

ASPHALT REPAIR PROPOSALS: The Board reviewed and discussed proposals submitted regarding asphalt repairs. The Board tabled discussion and will review at the next scheduled meeting.

DRAINAGE PROPOSAL: The Board reviewed and discussed the revised proposal submitted by Green Horizons Landscape regarding drain installation located by Amaya 53, 54, & 55, and Amaya 8 & 10, for a total cost of \$10,933.00. Carrie moved to approve the above proposal, as submitted. Alana seconded, vote was all ayes, motion carried.

ARCHITECTURAL: No applications were submitted this month.

MAINTENANCE: The Board discussed ProTec maintenance hours allotted to the property every month. Carrie moved to approve 16 additional maintenance hours to address stucco patches located throughout the property. Jared seconded, vote was all ayes, motion carried.

HOMEOWNER CORRESPONDENCE: The Board reviewed and discussed written correspondence submitted by a homeowner regarding drainage concerns with the turf renovations. The Board requested Management to respond and inform that the Board approved a drain installation proposal which should address their concerns.

The Board reviewed and discussed written correspondence submitted by a homeowner regarding roofing and skylight repairs. The Board requested Management to respond and inform the homeowner that the Board approved to re-roof the building, however, skylights are a homeowners responsibility.

The Board reviewed and discussed written correspondence submitted by a homeowner requesting that their fence and patio be treated for termites. The Board requested Management to respond and inform the homeowner that a termite inspection will be scheduled.

The Board reviewed and discussed written correspondence submitted by a homeowner requesting reimbursement, in the amount of \$350.00, for plumbing charges due to a main line back up. Jared moved to approved the homeowner's reimbursement request. Alana seconded, vote was all ayes, motion carried. The Board also requested that Perry Plumbing go out, remove the toilet, and snake the line 30 to 50 feet, with a larger line.

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

- Earl 18 – The homeowner informed that there is new construction underway at the neighboring property and has concerns that there will be damage to the cinderblock wall.
- Earl 45 & 46 – The homeowners informed that the gutter leaks when it rains and water pools in front of the unit. Jared informed that this is on the maintenance list to be addressed.
- Earl 10 – The homeowner voiced concerns regarding the exterior stucco by the front door of the unit. The Board apologized, as the ProTec technician who was to inspect the

unit was injured. The Board informed that the inspection will be rescheduled this month and the Board will review.

- Amaya 54 – The homeowner voiced concerns regarding the turf renovation. The Board informed that a drainage proposal was approved and information will be available uploaded to the community website.
- Amaya 56 – The homeowner inquired if they can remove the wall air conditioner unit. The Board informed that an Architectural application will need to be submitted.
- Howell 22 – The homeowner inquired if the skylight will be removed during re-roofing. The Board informed that the skylight will either be removed and reinstalled and/or the roofers will seal and work around skylight.
- Howell 16 – The homeowner requested additional recycling bins be placed in the community. The Board requested Management to obtain pricing for additional recycling bins.

EXECUTIVE SESSION SUMMARY: The Board approved the Minutes, addressed disciplinary action, legal and homeowner correspondence.

ADJOURN: A motion was made by Carrie to adjourn the Open Session meeting at 7:55 p.m. Jared seconded, vote was all ayes, motion carried.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 6, 2024
9320 EARL DRIVE, LA MESA, CA 91942**

Michael Voell called the meeting to order at 6:10 p.m.

Board Members in Attendance: Jared Mason, Michael Voell, Carrie Weeks, and Emily Zimmerman.

Board Member Absent: Alana Ritchison.

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

APPROVAL OF MINUTES: The Board reviewed the January 31, 2024 Meeting Minutes. Carrie moved to approve the January Meeting Minutes, as corrected. Jared seconded, vote was all ayes, motion carried. It is noted that Emily abstained, as this was her first meeting.

FINANCIALS: The Board of Directors reviewed the January 2024 Financials. Mike moved to approve the financials pending the year-end financial review and bank statement reconciliations. Carrie seconded, vote was ayes, motion carried. It is noted that Emily abstained, as this was her first meeting.

LIEN: The Board of Directors discussed delinquent accounts. Jared moved to approve a lien against APN 486.670.26.01. Carrie seconded, vote was all ayes, motion carried. It is noted that Emily abstained, as this was her first meeting.

YEAR END FINANCIAL REVIEW: The Board reviewed and discussed the draft year end financial review report submitted by Sonnenberg & Company, CPAs. Mike moved to approve the report, as submitted. Jared seconded, vote was all ayes, motion carried. It is noted that Emily abstained, as this was her first meeting.

EARL POOL PROPOSALS: The Board reviewed and discussed proposals submitted regarding replumbing the Earl pool. The Board tabled discussion and requested Management obtain an additional proposal for their review.

APEX WATERPROOFING PROPOSAL: The Board reviewed and discussed the proposal submitted by Apex regarding Howell 13 waterproofing. Carrie moved to ratify approval of the proposal, for a total cost of \$6,947.22. Mike seconded, vote was all ayes, motion carried.

SB326 INSPECTION REPORT: The Board reviewed and discussed the SB326 Inspection Report submitted by AD Magellan regarding inspection of all exterior elevated elements. Per the report, no life safety issues were observed. However, there were 4 items that were flagged as poor. The Board requested Management to obtain proposals for repairs.

PRV REPLACEMENT PROPOSAL: The Board reviewed and discussed the proposal submitted by ProTec regarding PRV replacement located by Howell #13-#15. Jared moved to approve the proposal, as submitted, for a total cost of \$1,350.00. Mike seconded, vote was all ayes, motion carried.

KENNEDY ELECTRIC PROPOSAL: The Board reviewed and discussed the proposal submitted by

Kennedy Electric regarding electrical repairs located along upper Amaya. Carrie moved to approve the proposal, as submitted, for a cost, not to exceed \$3,825.00. Mike seconded, vote was all ayes, motion carried. The Board requested Management to confirm that the soil will be replaced after work has been completed.

ARCHITECTURAL: The Board reviewed the application submitted by the homeowner of 5750 Amaya #6, requesting approval to install a wheelchair ramp. The Board requested Management to contact the homeowner and request they resubmit application to include plans, contractor license and insurance information.

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

- Amaya 54 – The homeowner informed that the sump pump failed during the last storm. The Board informed that the sump pump was placed there to help divert water away from the unit. The homeowner also inquired about fencing and roofing replacement. The Board informed that they are working on prioritizing items for maintenance/replacement.
- Earl 46 – The homeowner voiced concerns with communication from Management and the Board. The homeowner would like to know the name of the person answering the phone and requested Agendas and Minutes be placed on the community website. The Board informed that they previously voted to post the Agenda at the Earl pool. Management informed that they will monitor and update the website. The homeowner also inquired about the status of stucco repairs, as there are noticeable patches throughout the community. The Board informed that ProTec was contracted to make stucco repairs, however, the scope of work was not adhered to. The Board requested Management to contact ProTec and request that they return and paint the stucco patches, free of charge.
- Howell 23 – The homeowner voiced concerns with residents leaving the light on in the laundry room. The Board requested Management to contact Kennedy Electric and request a proposal for a motion sensor and/or timer switch.
- Howell 18 – The homeowner informed that the tarp on the unit is loose and makes loud noises, causing a disturbance to her and other residents. The Board requested Management to contact ProTec and have them resecure the tarp. The homeowner inquired when someone will be out to inspect the unit foundation. Management informed that they are looking for a structural engineer. The homeowner also informed that the drains are clogged. The Board informed that the drains were snaked.
- Howell 22 – The homeowner informed that the drainage pipe in the ground is not draining. The Board informed that ProTec has been informed and they will review. The homeowner also informed that the gutters are clogged. The Board informed that they will look into gutter guards.

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

ADJOURN: A motion was made by Mike to adjourn the Open Session meeting at 7:05 p.m. Carrie seconded, vote was all ayes, motion carried.

Attested: _____ Date: _____

**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: _____