

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD FEBRUARY 4, 2026**

**CALL TO ORDER:** The meeting was called to order at 6:06 PM.

Board Members Present: Carrie Weeks, President  
Tracianne Capuchino, Member at Large  
Jared Mason, Vice President

Board Members Absent: Robert Tomsick, Secretary  
Emily Zimmerman, Treasurer

Others Present: Kara Hanley and from 360 Community Management and 6 homeowners.

**APPROVAL OF MINUTES:**

The Board discussed the November 5 and December 3, 2025 general and executive minutes.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved the November 5, 2025 general and executive session minutes as presented.

Upon a motion duly made by Carrie, seconded by Traci, and carried with Jared abstaining, the Board approved the December 3, 2025 general and executive session minutes with some amendments.

**FINANCIALS:**

1. November and December 2025 Financials:

The Board of Directors reviewed the November and December 2025 financials.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved the November and December 2025 financials subject to yearend CPA review and in compliance with California Civil Code.

2. Reserve Allocations Discussion:

The Association was unable to make two (2) reserve allocations at the end of 2025 due to a lack of funds in the operating account. As this is considered a Reserve Loan, this should be paid back within 12 months.

Management recommends spreading this out over the course of 2026, with eleven payments (starting after Board approval in February). The total amount is \$36,016.02, so the additional allocation for eleven months would be \$3,456 per month.

The Board unanimously tabled a motion on reimbursing the reserve account until the next meeting.

3. Lien Approval:

There is one account due for filing a lien:

APN 486-670-26-10

As of 1/21/2026, the owner owed \$1,678.36

The Board unanimously tabled a motion on file a lien on APN 486-670-26-10 because the Board wants to offer the owner a payment plan. Management noted that a payment plan was offered when the prelien letter was sent.

## **BUSINESS**

### **1. Painting Project Discussion:**

This time was set aside for the Board to discuss what paint colors to choose for the Amaya section. The stucco repairs and painting project is projected to begin in March 2026. No Board action was necessary.

### **2. Water Heater Replacement Ratification:**

On January 7, 2026, the Board approved a proposal from Remedy Rooter to replace the water heater at the Amaya laundry room for \$2,574. The work was completed on January 14, 2026.

Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board ratified the approval of the proposal from Remedy Rooter to replace the water heater for \$2,574.

### **3. Pressure Regulator Replacement Ratification:**

On January 14, 2026, the Board approved a proposal from Remedy Rooter to replace the pressure regulator at the Amaya laundry room area for \$667.50.

Upon a motion duly made by Jared, seconded by Traci, and unanimously carried, the Board ratified the approval of the proposal from Remedy Rooter to replace the pressure regulator for \$667.50.

### **4. Plumbing Repairs Ratification:**

a) On December 17, 2025, the Board discussed a proposal from JC Plumbing to repair the cold water main manifold at Amaya 53 for \$1,210. The Board noted that the work was not necessary. No Board action was necessary.

b) On January 14, 2026, the Board approved a proposal from Remedy Rooter to replace the 2 hose bibs for \$337.50 at Howell 30 and Earl 24.

Upon a motion duly made by Jared, seconded by Traci, and unanimously carried, the Board ratified the approval of the proposal from Remedy Rooter to replace 2 hose bibs for \$337.50.

### **1. Window Replacement Ratification:**

On January 2, 2026, the Board approved a proposal Best Value Glass to replace the broken window at laundry room 7 for \$250.

Upon a motion duly made by Jared, seconded by Traci, and unanimously carried, the Board ratified the approval of the proposal from Best Value Glass to replace the broken window for \$250.

**2. Post-Waterproofing Regrading Ratification:**

On November 13, 2025, the Board approved a proposal Green Horizons to grade the landscape area outside of Howell 13 that was recently waterproofed to ensure water does not accumulate on the newly waterproofed wall for up to \$700.

The Board unanimously tabled a motion on the post-waterproofing regrading ratification because the approval was \$700 and the contractor charged \$480.

**3. Wall Waterproofing Proposals:**

The Board discussed proposals from AD Magellan and ACP to waterproof the wall outside of Amaya 59.

ACP: \$7,200  
AD Magellan: \$9,035

Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board approved the proposal from AD Magellan to waterproof the wall at Amaya 59 for \$9,035 contingent upon first getting a roof inspection and contingent upon ensuring the proposal from AD Magellan includes replacing the stucco and using the Tremdrain 1000 RS product.

**4. Storage/Carport/Clubhouse Rentals Pricing Discussion:**

The Board discussed whether to increase storage/carport/clubhouse rental pricing.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved to increase pricing to the following:

<b>Rental</b>	<b>Current Cost</b>	<b>New Cost</b>
Garage	\$30	\$60 as of April 1, 2026 \$120 in January 2027
Storage units	\$15	\$30 as of April 1, 2026 \$45 in January 2027
Carports	\$20	\$40 as of April 2, 2026 \$50 in January 2027
Clubhouse	\$25 rental fee \$25 refundable deposit	Rental fee \$50 as of April 1, 2026 Deposit \$300 as of April 1, 2026

In the same motion, the Board approved to include in the Rules that a Member can only rent one storage unit, garage, or carport at a time.

**5. Carport Beam and Pony Wall Repairs Proposals:**

The Board discussed proposals from Clean Earth Restoration and ProTec Building Services to repair the carport beam and replace the pony wall at the Amaya carport.

Clean Earth: \$12,096.50  
ProTec Beam: 56-64 hours at \$71.66 is \$4,012.96-\$4,586.24 + an additional \$700-\$900 for materials  
ProTec Pony Wall: 32 hours at \$71.66 is \$2,293.12 + \$400-\$500 for materials  
ProTec Total: \$7,406.08-\$8,279.36

The Board unanimously tabled a motion on the carport beam and pony wall repairs until the next meeting.

**6. Roof Repairs Proposal:**

The Board discussed a proposal from Paradise Roofing to repair the carport roof at 14H for \$2,595.

The Board unanimously tabled a motion on the carport roof repairs proposal until the next meeting.

**7. Landscape Proposals:**

The Board discussed proposals from Green Horizons Landscape:

Location	Scope	Price
Earl 38	Remove and replace wood wall	\$1,210
Amaya 59	Install a root barrier	\$1,728
Earl 26-30	Trench	\$2,000
Earl 26-30	Dispose old wall and grade. Install new wood wall	\$3,782
Howell 13	Install drainage	\$2,495

Upon a motion duly made by Jared, seconded by Carrie, and unanimously carried, the Board denied the proposal from Green Horizons to dispose the old wall and grade, then install new wood for \$3,782

The Board unanimously tabled a motion on all other proposals from Green Horizons.

**8. Architectural Applications:**

- The owner of Amaya 23 submitted an architectural application to replace the patio cover with a metal patio cover and install a gutter/downspout.

Upon a motion duly made by Jared, seconded by Traci, and unanimously carried, the Board approved the architectural application submitted by the owner of Amaya 23 to replace the patio cover and install a gutter/downspout.

- The owner of Earl 56 submitted an architectural application to keep the ring camera that is already installed.

Upon a motion duly made by Jared, seconded by Carrie, and carried, with Board Member, Traci, abstaining, the Board approved the architectural application submitted by the owner of Earl 56 to keep the already installed ring doorbell camera contingent upon obtaining neighbor signatures of the neighbors whose door can be seen in the camera’s view.

**HOMEOWNER OPEN FORUM** – Homeowners in attendance were allotted time to speak with the Board regarding the community. Management advised that the list of items discussed should be outlined in the minutes in a brief summary and exclude names and addresses of homeowners. The Board advised that they wanted the names, addresses, and specific items discussed to be listed under homeowner forum in the minutes.

Owner Name/Address	Request
Chuck from Amaya 60	Someone applied false parking stickers to vehicle windows. These sticker were not applied by the Association. Also wants plants installed

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD DECEMBER 3, 2025**

**CALL TO ORDER:** The meeting was called to order at 6:08 PM.

Board Members Present: Carrie Weeks, President  
Emily Zimmerman, Treasurer  
Tracianne Capuchino, Member at Large  
Robert Tomsick, Secretary

Board Members Absent: Jared Mason, Vice President

Others Present: Kara Hanley and Rachael Robenolt from 360  
Community Management and 8 homeowners.

**APPROVAL OF MINUTES:**

The Board discussed the November 5, 2025 general and executive minutes.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the November 5, 2025 general and executive session minutes as presented.

There was a second set of general and executive session minutes from November 5, 2025. The Board unanimously tabled a motion on these minutes until the next meeting.

**FINANCIALS:**

**1. November 2025 Financials:**

The November 2025 financials were not available in time for the meeting. No Board action was necessary.

**2. End of the Year Financial Review and Taxes:**

The Board discussed a proposal from Sonnenberg to perform the end of the year financial review and tax preparation for \$1,450.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the proposal from Sonnenberg to perform the end of the year financial review and tax preparation for \$1,450.

**BUSINESS**

**1. Management Contract:**

Upon a motion duly made by Carrie, seconded by Emily, and carried, with Rob abstaining, the Board approved the updated contract and resolution from 360 Community Management.

**2. Enforcement Discussion:**

The Board discussed whether to allow Management to send violation letters when violations are reported to Management rather than waiting for the Board to discuss the report at the following meeting.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved to allow Management to send courtesy violation letters to owners as they are reported.

### **3. Architectural Committee Appointment:**

The Board discussed whether to appoint an architectural committee who has authorization to approve architectural applications between meetings if the application is an emergency or if it was submitted to Management more than 45 days before the next scheduled general session meeting.

Upon a motion duly made Rob, seconded by Carrie, and unanimously carried, the Board approved to appoint Rob, Traci and Carrie to the architectural committee. In the same motion, the Board authorized the architectural committee to approve architectural applications between meetings if the application is an emergency or if it was submitted to Management more than 45 days before the next scheduled general session meeting. All applications approved between meetings will be ratified at the following general session meeting.

### **4. Architectural Applications:**

- The owner of Earl 35 submitted an architectural application to install solar.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the architectural application submitted by the owner of Earl 35 to install solar contingent upon ensuring that their panel does not exceed 80 amps at any time.

- The owner of Amaya 45 submitted an architectural application to repair the electrical system to Amaya 49 because their plumber damaged the electrical system while doing plumbing repairs in the unit. This application was approved between meetings via an emergency because Amaya 49 had no power.

Upon a motion duly made by Carrie, seconded by Rob, and unanimously carried, the Board ratified the approval of the architectural application submitted by the owner of Amaya 45 to reroute the electrical system to Amaya 49 with the following contingencies:

- The owner must provide the scope of work performed from the contractor
  - Because the Amaya section will be painted by the Association, the cables will be painted during this already scheduled project, and any costs associated with painting the cables will be the responsibility of the homeowner to pay
  - Management charges for overtime to address this matter will be the responsibility of the homeowner.
- The owner of Earl 2 submitted an architectural application to add a ring doorbell camera to the stucco. It is currently attached to the pre-existing doorbell anchor.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approve the architectural application submitted by Earl 2 to keep the ring doorbell camera that was previously installed contingent upon ensuring the owner of Earl 1 (not the tenant) sign the neighbor signature on the application.

- The owner of Earl 18 submitted an architectural application to keep the existing ring doorbell camera.

Upon a motion duly made by Rob, seconded by Carrie, and carried, with Emily abstaining, the Board denied the architectural application submitted by the owner of Earl 18 because the application did not include a view of where the camera points.

**5. Sump Pump Electrical Proposal:**

Board Members, Jared and Rob, met with a representative from Cosgrove Electric on 12/3/2025 to discuss the sump pump proposal. Cosgrove provided an updated proposal to run a circuit from the point of connection to the sump pump location near Amaya 54 for \$3,800.

Upon a motion duly made by Carrie, seconded by Rob, and unanimously carried, the Board approved the proposal from Cosgrove to run a circuit from the point of connection to the sump pump location near Amaya 54 for \$3,800.

**6. Painting Project Discussion:**

The Board discussed painting proposals to paint the Amaya section only:

- Pilot Painting Amaya Buildings - \$109,300
- Pilot Painting Amaya Carports - \$31,200
- ProTech Paint Amaya Buildings and Carports - \$102,200
- AD Magellan Amaya Buildings and Carports - \$93,672
- AD Magellan painting the interior of the patio fencing - \$12,000
- If the interior patio fencing needs primer coat and paint - \$20,033

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the proposal from AD Magellan to perform painting in the Amaya section and carports only for \$93,672. In the same motion, the Board denied the proposal to paint both sides of the fences for \$12,000.

**7. Stucco Repairs Proposals:**

The Board discussed stucco repairs proposals in the Amaya section only:

- Pilot Painting - \$50,270
- Protech Paint:
  - Option 1 – bid on the scope provided: \$32,800
  - Option 2 – Bid on the scope + Protech’s scope: \$16,900
  - Carport retaining wall stucco repairs per the scope given and Protech’s scope: \$8,900
- AD Magellan stucco \$23,441.60

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the proposal from AD Magellan to perform stucco repairs in the Amaya section only for \$23,441.60.

**8. Support Beam Replacement at Amaya Carport:**

The Board discussed a proposal from Clean Earth Restoration to replace the support beam and pony wall at the 5750 Amaya carport area by Amaya 54 for \$12,096.50.

The Board discussed a proposal from ProTec Building Services to replace the support beam at the 5750 Amaya carport area by Amaya 54 for 56-64 hours in labor at

\$68.25/hour plus \$700-\$900 in materials. The Board noted that the hourly cost increases in January 2026.

ProTec Building Services also submitted a proposal to replace the half-wall on the side of the carport for 32 hours in labor at \$68.25/hour plus \$400-\$500 in materials.

The Board unanimously tabled a motion on the support beam replacement until the next meeting.

**9. Solar Discussion:**

- **Solar Monitoring:** Del Sur Energy was given access to the system to make sure everything is running properly. Del Sur Energy can provide monitoring services at \$.05/watt with a 3% annual increase and panel cleaning for approximately \$5/panel. Troubleshooting is billed at \$200/hour.

The Board unanimously tabled a motion on the solar monitoring until the next meeting.

- **Solar Panel Cleaning:** The Board discussed a proposal from Butter Gutters to clean all solar panels for \$3,200.

Upon a motion duly made Carrie, seconded by Emily, and unanimously carried, the Board denied the proposal from Butter Gutters to clean the solar panels for \$3,200.

**10. Annual Roof Maintenance Proposal:**

The Board discussed a proposal from Paradise Roofing to perform a roof inspection on all Howell and Amaya roofs, including resealing all roof vent penetrations, resealing flashing, sealing other issues they see, and cleaning the gutters, roofing and flashing for \$16,255. They will also provide an inspection report and proposals for additional work needed.

The Board unanimously tabled a motion on the annual roof maintenance proposal until the next meeting.

**11. Landscape Proposals:**

The Board discussed proposals from Green Horizons:

<b>Location</b>	<b>Scope</b>	<b>Price</b>
Earl 3	Replace pressure treated wall and repair the grade 50'	\$1,851
Earl 26-30	Dispose old wall and grade. Install new lumber wall 170'	\$4,707
Earl Pool	Replace irrigation on the slope that was brush cleared between the Earl pool and the parking lot	

The Board unanimously tabled a motion on the above listed landscape proposals until the next meeting.

Upon a motion duly made by Rob, seconded by Traci and unanimously carried, the Board approved a Do Not Exceed of \$150 for Green Horizons to install plants by Amaya 53.

**12. Pool Repairs Proposal:**

The Board discussed the proposal from Aquaspecs to repair the hole that is on the side of the Amaya pool above the tile by resetting the loose perimeter pool coping stone and regrout and install expansion joint sealant (mastic) for a total of \$1,790.

The Board unanimously tabled a motion on the pool repairs proposal because loose coping stones could not be identified at the last property inspection.

**HOMEOWNER OPEN FORUM** – Homeowners in attendance were allotted time to speak with the Board regarding the community. Management advised that the list of items discussed should be outlined in the minutes in a brief summary and exclude names and addresses of homeowners. The Board advised that they wanted the names, addresses, and specific items discussed to be listed under homeowner forum in the minutes.

Howell 30 Lisa	Asked whether the gutters were cleaned.
Howell 23 Dan	There are 4 parking spots in the upper Howell area. Asked if one of the spots can be designated 20 minute loading and unloading only.
Earl 46 Cynthia	Compliments on the gutter cleaning. Comments about window trim color.
Amaya 12 Michelle	Walkway light out
Earl 25 Amanda	No comments
Earl 25 Lloyd	No comments
Amaya 55 Matt	Question about the approved sump pump proposal
Amaya 54 Rob	Kennedy Electric, stucco, budget, conduit paint.
Amaya 53 Sandy	Landscaping, wiring, and a mossy smell.

**EXECUTIVE SUMMARY** – The Board met in executive session prior to this general session meeting to discuss enforcement matters including the walkthrough report, contracts, delinquency, and legal.

**ADJOURN:** Upon a motion duly made by, seconded by, and unanimously carried, the Board approved to adjourn the meeting at 6:57 PM.

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



**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD NOVEMBER 5, 2025**

**CALL TO ORDER:** The meeting was called to order at 6:04 PM.

Board Members Present: Carrie Weeks, President  
Jared Mason, Vice President  
Emily Zimmerman, Treasurer  
Tracianne Capuchino, Member at Large  
Robert Tomsick, Secretary

Board Members Absent: None

Others Present: Kara Hanley and Rachael Robenolt from 360  
Community Management and 13 homeowners.

**APPROVAL OF MINUTES:**

The Board discussed the October 1, 2025 general and executive minutes.

Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board approved the October 1, 2025 general and executive session minutes as amended.

**FINANCIALS:**

The Board of Directors reviewed the September and October 2025 financials.

Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board approved the September and October 2025 financials subject to yearend CPA review and in compliance with California Civil Code.

**1. Resolution:**

The resolution must be approved by the Board of Directors if any items over \$10,000 were approved at the last meeting.

Upon a motion duly made by Jared, seconded by Carrie, and unanimously carried, the Board approved the resolution.

**BUSINESS**

**1. Insurance Approval Ratification:**

Between meetings, the Board approved the insurance renewal due to an emergency timeframe of the insurance renewal date:

Premium - \$53,942  
Limit - \$32.7mil  
Deductible - \$50,000

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board ratified the approval of the insurance renewal.

**2. Draft 2026 Budget:**

The Board discussed the draft 2026 budget. The Board discussed making the following changes to the draft:

- Assessments: 8% increase
- drainage issues reduced from \$10,000 to \$7,000
- landscape plants and supplies will be \$3,500
- electricity true up will be \$6,000
- Management fees increase to \$3,220/month
- Adjust reserve allocation with the above listed changes

Upon a motion duly made by Jared, seconded by Carrie, and unanimously carried, the Board approved the 2026 budget with the above listed changes.

### **3. Draft Level II Reserve Study:**

The Board discussed the draft level II reserve study. The Board discussed making the following changes to the draft:

- The end of the year reserve balance will be reduced due to plumbing work taking place in the community now
- Howell and Amaya pool bathrooms will be added to the list
- Amaya pool furniture will reflect 0 remaining useful life
- Roofs will be adjusted based on past roof replacements

Upon a motion duly made by Jared, seconded by Carrie, and unanimously carried, the Board approved the draft level II reserve study with the above listed amendments.

### **4. Sump Pump Electrical Proposal:**

The Board unanimously tabled a motion on the proposal from Cosgrove to run a circuit from the point of connection to the sump pump location near Amaya 54 for \$3,800 because there was not time to discuss.

### **End of the Year Financial Review and Taxes:**

The Board unanimously tabled a motion on the proposal from Sonnenberg to perform the end of the year financial review and tax preparation for \$1,450 because there was not time to discuss.

### **Enforcement Actions:**

The Board unanimously tabled a motion on any actions related to enforcement actions because there was not time to discuss.

### **Gutter Cleaning Proposals:**

ProTec Building Services submitted a T&M proposal for gutter cleaning:

EARL – 130 hours

Amaya- 130 hours

Howell – 60 hours

The Board also discussed a proposal from Butter Gutters to clean all gutters for \$6,400.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved the proposal from Butter Gutters to clean all gutters for \$6,400.

**5. Pest Control Discussion:**

The Board tabled discussion on pest control and Jared’s inspection report from his inspection with a representative from Mt. Helix because there was not time to discuss.

**6. Rule and Regulations Adoption:**

Updated Rules allowing residents in the Earl section to use white or almond color for window replacements was mailed to the Membership on October 2, 2025 for the 28-day review period. One homeowner responded with comments.

Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board approved the updated Rules and Regulations regarding window colors in the Earl section. The updated Rule is effective immediately.

**7. Fine/Enforcement Policy Updates:**

The Board tabled a motion on the fine/enforcement policy updates because there was not enough time to discuss.

**8. Painting Project Discussion:**

The Board tabled a motion on the Amaya painting proposals because there was not enough time to discuss.

- Pilot Painting Amaya Buildings - \$109,300
- Pilot Painting Amaya Carports - \$31,200
- ProTech Paint Amaya Buildings and Carports - \$102,200
- AD Magellan Amaya Buildings and Carports - \$93,672

**1. Stucco Repairs Proposals:**

The Board tabled a motion on the Amaya stucco proposals because there was not enough time to discuss.

- Pilot Painting - \$50,270
- Protech Paint:
  - Option 1 – bid on the scope provided: \$32,800
  - Option 2 – Bid on the scope + Protech’s scope: \$16,900
  - Carport retaining wall stucco repairs per the scope given and Protech’s scope: \$8,900
- AD Magellan stucco \$23,441.60

**1. Support Beam Replacement at Amaya Carport:**

The Board tabled a motion on the proposal from Clean Earth Restoration to replace the support beam at the 5750 Amaya carport area for \$5,984.50 because there was not enough time to discuss.

**Solar Discussion:**

**1. Module Replacement:**

The Board President and Treasurer approved to replace the broken solar module between meetings for \$170.

Upon a motion duly made by Rob, seconded by Jared, and unanimously carried, the Board ratified the approval to replace the broken solar module for \$170.

One solar inverter is still damaged and not working. Del Sur Energy requests up to 4 hours at \$200/hour to troubleshoot and repair the inverter.

Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board approved up to 4 hours or \$800 for Del Sur Energy to troubleshoot and repair the damaged solar inverter.

2. **Extra Panels:** As time goes on, these modules are harder to find. Upon a motion duly made, seconded, and unanimously carried, the Board denied purchasing additional panels to use at a future date.
3. **Recycling:** Recycling damaged/removed solar module + 2 damaged inverters will cost \$60.

Upon a motion duly made by Carrie, seconded by Rob, and unanimously carried, the Board approved \$60 to recycle the damaged/removed solar module + 2 damaged inverters.

4. **Solar Monitoring:** Del Sur Energy was given access to the system to make sure everything is running properly. Del Sur Energy can provide monitoring services at \$.05/watt with a 3% annual increase and panel cleaning for approximately \$5/panel. Troubleshooting is billed at \$200/hour. This matter was tabled because there was not enough time to discuss.

**2. Landscape Proposals:**

On the agenda were proposals from Green Horizons:

<b>Location</b>	<b>Scope</b>	<b>Price</b>
Earl 49	Install ten 1-gallon agapanthus and 10 bubblers	\$200
Earl 3	Replace pressure treated wall and repair the grade 50' (tabled at the last meeting)	\$1,851
Earl 26-30	Dispose old wall and grade. Install new lumber wall 170' (tabled at the last meeting)	\$4,707
Earl Pool	Replace irrigation on the slope that was brush cleared between the Earl pool and the parking lot	
Amaya 54	Cypress Removal including stump removal	\$1,800

The Board tabled a motion on the above listed proposals because there was not enough time to discuss.

**3. Pool Repairs Proposal:**

The Board tabled a motion on the proposal from Aquaspecs to repair the hole that is on the side of the Amaya pool above the tile by resetting the loose perimeter pool coping stone and regROUT and install expansion joint sealant (mastic) for a total of \$1,790 because there was not enough time to discuss.

**Earl 26-30 Lighting Proposal:**

The Board discussed a proposal from Cosgrove to attempt to pull the wiring through the string of lights for \$1,500. If the attempt fails, the cost for labor in the attempt will be \$750.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the proposal from Cosgrove to pull through the wiring to repair the lights at Earl 26-30 for \$1,500 or, if the attempt fails, \$750.

**4. Architectural Committee Appointment:**

The Board tabled a motion on the architectural committee appointment because there was not enough time to discuss.

**5. Architectural Applications:**

Architectural Applications:

The owner of Earl 35 submitted an architectural application to install solar.

Upon a motion duly made by Jared, seconded by Emily, and unanimously carried, the Board denied the architectural application submitted by the owner of Earl 35 to install solar because it was missing the following documents:

- Grossmont Village Condominium Association must be listed as additionally insured on the vendor's insurance certification
- The required \$600 check for solar applications
- A report from an electrician that states the amperage of the installation will not exceed 80 amps.

The owner of Earl 57 submitted an architectural application to install windows and doors. The brochure was hand delivered and not electronically delivered to the Board.

Upon a motion duly made by Jared, seconded by Rob, and unanimously carried, the Board denied the architectural application from the owner of Earl 57 to install windows and doors because a brochure was not included electronically.

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

**EXECUTIVE SUMMARY** – The Board met in executive session prior to this general session meeting to discuss enforcement matters including the walkthrough report, delinquency, and legal.

**ADJOURN:** Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board approved to adjourn the meeting at 6:55 PM.

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

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD OCTOBER 1, 2025**

**CALL TO ORDER:** The meeting was called to order at 6:00 PM.

Board Members Present: Carrie Weeks, President  
Jared Mason, Vice President  
Emily Zimmerman, Treasurer  
Tracianne Capuchino, Member at Large  
Robert Tomsick, Secretary (arrived at 5:13 PM)

Board Members Absent: None

Others Present: Kara Hanley and Rachael Robenolt from 360 Community Management and 7 homeowners.

**APPROVAL OF MINUTES:**

The Board discussed the September 9, 2025 general and executive minutes.

Upon a motion duly made by Carrie, seconded by Emily, and carried, with Rob abstaining, the Board approved the September 9, 2025 general and executive session minutes as amended.

**FINANCIALS:**

The Board of Directors reviewed the July and August 2025 financials.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved the July and August 2025 financials subject to yearend CPA review and in compliance with California Civil Code.

**BUSINESS**

1. Write Off Request:

The Board discussed writing off assessments for the unit owned by the Association, which is Amaya 35, before the end of the fiscal year. The Board noted that the last write off was in December 2023, and the Board may write off 2024 and 2025 assessments.

<b>Year</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
2024	\$415.34	\$4,984.08
2025 (through December)	\$436.11	\$5,233.32
<b>Total</b>		<b>\$10,217.40</b>

Upon a motion duly made by Jared, seconded by Carrie, and unanimously carried, the Board approved to write off \$10,217.40 for Amaya 35.

2. Management Disbursement:

The Board discussed approving a disbursement for Management to perform day-to-day business on behalf of the Association between meetings.

Upon a motion duly made by Emily, seconded by Carrie, and carried with Jared and Rob against, the Board approved a disbursement of up to \$750 per occurrence for

Management to perform day-to-day business on behalf of the Association between meetings.

**3. Resolution:**

There was no resolution to approve. No Board action was necessary.

**BUSINESS**

**1. Unanimous Written Consent:**

Unanimous Written Consent allows the Board to make emergency decisions outside of a meeting with quorum of the Board rather than all Board members. All emergency decisions are ratified by the Board at the next general session meeting. To approve Unanimous Written Consent, all Board members must approve.

With Board Member, Jared, against, Unanimous Written Consent fails. The entire Board will be required to approve emergency decisions outside of a meeting, which may delay action to mitigate an emergency.

**2. Draft 2026 Budget:**

The Board discussed the draft 2026 budget with a recommended minimum 15% increase in assessments.

The Board unanimously tabled a motion on the draft 2026 budget until the next meeting because the reserve study was not available.

**3. Draft Level II Reserve Study:**

The Board unanimously tabled a motion on the draft level II reserve study because it was not available in time for the meeting.

**4. Landscape Increase Request:**

The Board discussed a request from Green Horizons to implement a 3% increase beginning January 1, 2026 reflecting a new monthly rate of \$8,097.

Upon a motion duly made by Rob, seconded by Jared, and unanimously carried, the Board approved the increase request from Green Horizons for a new monthly rate of \$8,097 beginning in January 2026.

**5. ProTec Increase Request:**

The Board discussed a request from ProTec Building Services to implement a 5% increase in services beginning in January 2026.

Current Rate: \$68.25 per hour

New Rate: \$71.66 per hour

New Monthly Total: \$1,719.84 per month (Difference of approximately \$81.84 per month for the current 24-hour agreement)

Upon a motion duly made by Jared, seconded by Emily, and carried, with Carrie abstaining the Board approved the 5% increase request from ProTec Building Services.

**6. Pest Control Discussion:**

The Board discussed whether to purchase another bait station to be installed near the Howell storage closet near Howell 23. For a new installation, there is a 1-time \$30 fee + a \$3 additional monthly service charge.

The Board unanimously tabled a motion on the bait station installation until the next meeting.

**7. Rule and Regulations Amendments:**

The Board discussed amending the Rules and Regulations to allow white window trim in the Earl section.

Upon a motion duly made by Jared, seconded by Carrie, and unanimously carried, the Board approved to amend the Rules and Regulations to allow white window trim in the Earl section. The updated Rules will be submitted to the Membership for a 28-day review and comment period before being formally adopted at the next general session meeting.

**8. Insurance Renewal Proposal:**

The Association’s insurance renews on 10/15/2025:

<b>Insurance Renewal</b>	<b>2024-2025</b>	<b>2025-2026 option 1</b> (same limit adjusted for inflation and deductible)	<b>2025-2026 option 2</b> (reduced building limit)	<b>2025-2026 option 3</b> (increased deductible)
<b>premium</b>	\$51,467 + Umbrella \$992 WC \$582 Total \$53,041	\$60,945	\$55,605	\$51,034
<b>Building limit</b>	30,000,000	\$32,700,000	\$30,500,000 (total loss, coverage is \$45,750,000)	\$30,500,000
<b>Deductible</b>	\$25,000	\$25,000	\$25,000	\$50,000

Upon a motion duly made by Jared, seconded by Carrie, and unanimously carried, the Board approved option 3 for the insurance renewal, reflecting a \$51,034 premium, a \$32,700,000 limit, and a \$50,000 deductible.

**9. Stucco Repairs Proposals:**

The Board discussed stucco repairs proposals at the Amaya section from Protech Paint, AD Magellan, and Pilot Paint.

<b>Vendor</b>	<b>Location</b>	<b>Scope</b>	<b>Price</b>
Pilot Painting July 2, 2025	Howell, Earl and Amaya + carports	<ul style="list-style-type: none"> <li>Remove damaged stucco surfaces, repair damaged areas. Lath, scratch and texture two</li> </ul>	\$78,430

		coats, v groove cracks and patch them, prime all areas. <ul style="list-style-type: none"> <li>• Breakdown per unit included in proposal.</li> </ul>	
Pilot Painting July 2, 2025	Amaya only + carports	Same scope as above	\$50,270
ProTech Paint August 21, 2025	Amaya only (option for carports)	<ul style="list-style-type: none"> <li>• OPTION 1 Remove damaged stucco, repair, lath, scratch and texture two coats, v groove cracks and patch, prime with dry-lock</li> <li>• OPTION 2 to repair bottom of walls, apply torolock, re-stucco</li> <li>• OPTION 3 to plaster and stucco 660 square feet of carport retaining walls</li> </ul>	Option 1 \$32,800  Option 2 \$16,900  Option 3 \$8,900
AD Magellan September 30, 2025	Amaya only + carports	<ul style="list-style-type: none"> <li>• Remove damaged stucco, new metal lath, bonding, stucco, v groove cracks and patch. Primed with drylock primer</li> <li>• Wood separations will be reattached, including termite damaged areas.</li> <li>• Stucco and foundation cracks will be patched</li> <li>• Apply 1 coat</li> </ul>	\$23,441.60

The Board unanimously tabled a motion on the stucco repairs proposals until the next meeting.

**10. Painting Project Discussion:**

The Board discussed proposals to paint the Amaya section only.

<b>Vendor + bid submittal date</b>	<b>Location</b>	<b>Scope</b>	<b>Price</b>
Savage Painting August 17, 2025	Amaya + pool buildings	Paint exterior stucco walls and masonry block walls with Emduralastic 10 elastomeric coating	Additional \$35,000 bringing total cost to \$160,000
Savage Painting March 20, 2025	Amaya only	Paint exterior stucco walls and masonry block walls with acrylic paint	\$125,000
Savage Painting March 20, 2025	Carports and attached storage garages	Same scope as above	\$26,750

Savage Painting March 20, 2025	Howell, Earl and Amaya + carports	Same scope as above	\$374,250
Savage Paint September 27, 2025	Amaya Only	<ul style="list-style-type: none"> <li>Repaint exterior stucco walls, masonry walls, fascia boards, eaves, window wood trim and front doors</li> <li>EXCLUSIONS: security screen doors, custom doors installed by homeowners, added structures and enclosed patio rooms installed by homeowners and fencing (homeowner patio fencing)</li> </ul>	\$130,000
Precision March 24, 2025	Howell, Amaya, and Earl + carports	<ul style="list-style-type: none"> <li>One coat of paint</li> <li>Includes wood surfaces (fascia, eaves, wood siding, trim, window frames, fences (interior and exterior) sunrooms on back patios (excluding interior side and building walls inside sunrooms)</li> <li>Includes masonry and stucco (building stucco, slump stone building walls, chimneys)</li> <li>Front doors and utility doors</li> <li>Metal (gutters and downspouts, flashing)</li> <li>Iron (staircase railings and stringers, walkway railings)</li> <li>Carport surfaces, iron fences, iron handrails, wood fences (both sides)</li> <li>EXCLUSIONS: security screen doors, light fixtures, light poles, roof elements</li> </ul>	\$338,800
Pilot Painting March 31, 2025	Howell, Amaya, and Earl + carports	<ul style="list-style-type: none"> <li>Wood (siding, trim, fascia, garage doors and frames, plywood, eaves, window trim, storage cabinets, fencing,</li> </ul>	\$316,500

		<p>support posts, overhangs, carport structures and supports, lids, and gates)</p> <ul style="list-style-type: none"> <li>• Stucco, slumpstone, block</li> <li>• Metal (gutters, pipes, meters spot prime, wrought iron railings, light standards, downspouts, conduit, wrought iron fencing, handrails, support posts, vents, flashing, wrought iron gates, stair stringers)</li> <li>• Doors (entry and utility) and jambs</li> <li>• Trash enclosures, bollards, monument signs/pool houses, gates, light standards, handrails, common area fencing</li> <li>• EXCLUSIONS: owner added trellises, gates, patio covers, awnings, security doors, window bars.</li> </ul>	
Pilot Painting	Amaya only	Same scope as above	\$109,300
Pilot Painting	Carports only	Same scope as above	\$31,200
AD Magellan September 30, 2025	Amaya only + carports	<ul style="list-style-type: none"> <li>• Proposal includes exterior masonry, exterior metal, entry and utility doors (2 coats)</li> <li>• Wrought iron</li> <li>• Exterior wood and doors (entry and utility)</li> </ul> <p>EXCLUSIONS: wood replacement, siding replacement, inside patio fencing</p>	\$93,672.1

The Board unanimously tabled a motion on the painting proposals until the next meeting.

**11. Support Beam Replacement at Amaya Carport:**

The Board discussed a proposal from Clean Earth Restoration to replace the support beam at the 5750 Amaya carport area for \$5,984.50.

The Board unanimously tabled a motion on the support beam proposal until the next meeting because there was not time to discuss.

**12. Landscape Proposals:**

The Board unanimously tabled a motion on the following landscape proposals until the next meeting because there was not time to discuss.

<b>Location</b>	<b>Scope</b>	<b>Price</b>
Earl 49	Install ten 1-gallon agapanthus and 10 bubblers	\$200
Earl 49 (old bid for comparison)	install three 5-gallon dietes for \$150 and six 1-gallon agapanthus for \$90 including bubblers (tabled at the last 2 meetings)	Total: \$340
Earl 38	Replace pressure treated wall and repair the grade 50' (tabled at the last meeting)	\$1,851
Earl 38	Dispose old material and grade. Install new PT 2x12 lumber wall 50'	\$1,210
Earl 26-30	Dispose old wall and grade. Install new lumber wall 170'(tabled at the last meeting)	\$4,707
Earl 26-30	Dispose old irrigation/wall and grade. Install new PT 2x12 lumber wall 170'	\$3,782
Earl Pool	Replace irrigation on the slope that was brush cleared between the Earl pool and the parking lot	

**13. Pool Repairs Proposal:**

The Board unanimously tabled a motion on the pool repairs proposal from Aquaspecs to repair the hole that is on the side of the Amaya pool above the tile by resetting the loose perimeter pool coping stone and regrout and install expansion joint sealant (mastic) for a total of \$1,790 until the next meeting because there was not time to discuss.

**14. Architectural Committee Appointment:**

The Board unanimously tabled a motion on the architectural committee appointment until the next meeting because there was not time to discuss.

**15. Architectural Applications:**

The owner of 5057 Amaya unit 27 submitted an architectural application to install new landscaping in front of the unit.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved the architectural application submitted by the owner of Amaya 27 to install new landscaping in front of the unit. The owner will be responsible for the maintenance of the new installations.

The owner of 5750 Amaya unit 37 submitted an architectural application to install an AC unit.

Upon a motion duly made by Jared, seconded by Carrie, and unanimously carried, the Board approved the architectural application submitted by the owner of Amaya 37 to install an AC unit with the following contingencies:

- In the specs, it says the condensation line needs to be drained. The drain line may not drain onto any concrete. It may drain into the landscape area or dirt.

- The owner must obtain written confirmation that the installation will not increase the current amperage by more than 20 amps.

**Lighting:**

Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board approved to purchase 8 new solar lights not to exceed \$75.

Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board approved a not to exceed amount of \$1,500 for Cosgrove Electric to perform a pull-through attempt on the downed lights behind Earl 26-30.

**Solar:**

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved a Do Not Exceed amount of \$1,000 for Del Sur Energy to install the inverters on the existing solar panels.

**HOMEOWNER OPEN FORUM** – Homeowners in attendance were allotted time to speak with the Board regarding the community. Management advised that the list of items discussed should be outlined in the minutes in a brief summary and exclude names and addresses of homeowners. The Board advised that they wanted the names, addresses, and specific items discussed to be listed under homeowner forum in the minutes.

<b>Homeowner</b>	<b>Item Discussed</b>
Jared Mason Howell 16	Rats Exterior unit numbers
Dan Hermanson Howell 23	Parking – people from Amaya are using the 4 guest spots on Howell. Requests that one of the 4 guest spots is turned into a 30 minute loading and unloading parking spot.
Carol Mullins Amaya 56	Bathrooms key for the Amaya bathroom in the pool area did not work in July Homeless issue
Lisa Sides Howell 30	Near the laundry room on Amaya, the blocks/stepping stones have been removed. Question about pipeline installation
Cythia Wevers Earl 46	On the road behind Earl 52-60, delivery trucks and vendors park in the road and it’s difficult to get in and out of the parking space. The owner may tow if vehicles park in a fire lane.
Michelle De La Fuente Amaya 12	Landscapers trimmed her hedge too short and the hedge is showing a lot of sticks The tall Cyprus trees are dead and/or dying
Matthew Riley Amaya 55	Sump pump question on progress Lock on carport storage box was broken into
Irina Teslenko Amaya 5	Praise for newsletter. Thank you, Traci! Architectural questions about fencing
Robert Tomsick Amaya 54	Landscape leak in front of unit is still leaking Someone keeps leaving unofficial parking notices on vehicles Sprinklers spray water onto the stucco. Sprinklers need to be adjusted

	Stucco section at his unit was not included on the stucco repairs proposal
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**EXECUTIVE SUMMARY** – The Board met in executive session prior to this general session meeting to discuss enforcement matters including the walkthrough report, delinquency, and legal.

**ADJOURN:** Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board approved to adjourn the meeting at 7:12 PM.

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

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD SEPTEMBER 9, 2025**

**CALL TO ORDER:** The meeting was called to order at 6:14 PM.

Board Members Present: Carrie Weeks, President  
Jared Mason, Vice President  
Emily Zimmerman, Treasurer  
Tracianne Capuchino, Member at Large

Board Members Absent: Robert Tomsick, Secretary

Others Present: Kara Hanley and Rachael Robenolt from 360 Community Management and five homeowners.

**APPROVAL OF MINUTES:**

The Board discussed the July 2 and August 6, 2025 general and executive minutes.

Upon a motion duly made by Traci, seconded by Carrie, and unanimously carried, the Board approved the July 2 and August 6, 2025 general and executive session minutes as amended.

**FINANCIALS:**

The Board of Directors reviewed the July 2025 financials.

The Board unanimously tabled a motion on the July 2025 financials until the next meeting.

1. Lien Approval:

The Board reviewed a notice of intent to lien for parcel #'s 486-670-26-01.

Upon a motion duly made by Carrie, second by Jared, and unanimously carried, the Board approved to file a lien on APN 486-670-26-01. It was resolved that the Board authorizes that liens be recorded on the properties in the event that payment in full is not received by the deadlines imposed in the Intent to Lien letter(s).

2. Resolution:

There were no items that were approved at the last meeting with an exact dollar amount over \$10,000. No Board action was necessary.

**BUSINESS**

1. Stucco Repairs Proposals:

At the last meeting, the Board requested additional proposals for stucco repairs in the Amaya section only. Last month, the Board discussed a proposal from Pilot Paint to perform stucco repairs on 150 units for \$78,430. The Board also reviewed a proposal from Savage Paint.

The Board unanimously tabled a motion on the stucco repairs proposals until the next meeting.

**2. Painting Project Discussion:**

This time was set aside for the Board to discuss the painting project. At the last meeting, the Board decided to do the Amaya stucco repairs and painting only at this time. The Board noted that Dunn Edwards does not recommend using Elastomeric because there is no weep screed, and the sprinklers spray the buildings. The 100% acrylic paint would work best because it will allow moisture to evaporate from the buildings better than elastomeric.

The Board discussed an updated proposal from Dunn Edwards. Elastomeric coating would increase the total cost of the project by \$35,000 bringing the cost of the entire project to \$160,000. Without Elastomeric, the cost is \$125,000 for the Amaya section.

The Board unanimously tabled a motion on the painting project proposals until the next meeting.

**3. Landscape Proposals:**

The Board discussed proposals from Green Horizons:

<b>Location</b>	<b>Scope</b>	<b>Price</b>
Earl 26-30	Dispose old wall and grade. Install new lumber wall 170'	\$4,707
Earl 3	Replace pressure treated wall and repair the grade 50'	\$1,851
Earl 49	install three 5-gallon dietes for \$150 and six 1-gallon agapanthus for \$90 including bubblers (tabled at the last meeting)	Total: \$340
Lawn areas	Overseed	\$2,500

Upon a motion duly made by Carrie, second by Traci, and unanimously carried, the Board denied the proposal from Horizon Landscape to overseed for \$2,500.

The Board unanimously tabled a motion on all other landscape proposals until the next meeting.

**4. Landscape Increase Request:**

The Board discussed a proposal from Green Horizons requesting a 3% increase beginning January 1, 2026 reflecting a new monthly rate of \$8,097.

The Board unanimously tabled a motion on the increase request until the next meeting.

**5. Fine/Enforcement Policy Updates:**

Delphi can update the fine/enforcement policies for the Association for a flat fee of \$550. This update will be tailored to the Association’s governing documents. This cost does not include revisions.

The Board unanimously tabled a motion on the fine/enforcement policy update until the next meeting.

**6. Howell 13 Waterproofing Proposal:**

At the last meeting, the Board discussed the contract with ACP to perform waterproofing at Howell 13. The Board reviewed an outdated proposal at the price of \$7,400. The updated proposal is in the amount of \$7,600.

Upon a motion duly made by Carrie, second by Emily, and unanimously carried, the Board approved the proposal from ACP to perform waterproofing at Howell 13 for \$7,600.

**7. Lighting Proposal:**

The Board discussed a proposal from Kennedy Electric to repair the lights that are out at Earl 26-29 for \$4,187. The Board requested additional proposals.

The Board unanimously tabled a motion on the proposal from Kennedy Electric until the next meeting.

**8. Pool Repairs Proposal:**

The Board discussed a proposal from Aquaspecs to repair the hole that is on the side of the Amaya pool above the tile by resetting the loose perimeter pool coping stone and regrout and install expansion joint sealant (mastic) for a total of \$1,790. The Board requested additional proposals.

The Board unanimously tabled a motion on the proposal from Aquaspecs to repair the hole on the side of the Amaya pool until the next meeting.

**9. Signs Purchasing and Installation Discussion:**

This time was set aside for the Board to discuss whether to approve a Do Not Exceed (DNE) amount to purchase no dumping signs for the dumpster areas.

Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board denied allocating a DNE to purchase signs.

**10. Locks and Fire Extinguisher Box Discussion:**

On August 13, 2025, Management purchased new locks for the Earl Clubhouse due to potential evidence of an unauthorized visitor. In addition, Management ordered a new fire extinguisher box because the existing box was damaged and could not be reinstalled in its damaged condition. Management ordered the fire extinguisher box instead of asking ProTec Building Services (the maintenance contractor) to purchase the box because they charge a higher markup. The Board denied Management to purchase these safety measures between meetings.

Upon a motion duly made by Carrie, seconded by Emily, and carried with Jared against, the Board approved Management to purchase locks and a fire extinguisher box.

**11. Solar Monitoring and Maintenance Proposals:**

The Board discussed an email proposal from Solartech to clean the solar panels and perform an inspection on the system with a diagnosis report for \$1,825.

The Board discussed an email proposal from Del Sur Energy regarding pricing for monitoring at \$.05/watt with a 3% annual increase and panel cleaning for approximately \$5/panel (the Association has approximately 200 panels). Troubleshooting is billed at \$200/hour.

Upon a motion duly made by Emily, seconded by Jared, and unanimously carried, the Board approved the proposal from Del Sur Energy to troubleshoot the system for \$200/hour not to exceed 10 hours (\$2,000.)

The Board unanimously tabled a motion on the panel cleaning and the monitoring until the next meeting.

**12. Architectural Committee Appointment:**

The Board discussed whether to appoint an architectural committee that had the authority to approve architectural applications between meetings if the next meeting was more than 45 days from the date an application was submitted contingent upon the Board ratifying the approval at the next general session meeting.

The Board unanimously tabled a motion on the architectural committee appointment until the next meeting.

**13. Architectural Applications:**

- The owner of Amaya 59 submitted an architectural application to install a patio cover. This application was denied pending the following information: vendor information, specs of the project provided by the vendor, the color must match the existing patio cover, a brochure of the patio cover, and a picture of the existing patio cover. The owner resubmitted the application.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the architectural application submitted by the owner of Amaya 59 to install a patio cover contingent upon the owner submitting the scope from the contractor, Falcon Builders Group and the diagram drawn by the contractor, Falcon Builders Group on their letterhead that specifies whether it's connected to the building.

- The owner of Earl 15 submitted an architectural application on August 25, 2025 to replace two windows at the front of the property and two sliding doors and the small kitchen window at the rear.

Upon a motion duly made by Jared, second by Carrie, and unanimously carried, the Board approved the architectural application submitted by the owner of Earl 15 to replace windows and sliding doors contingent upon ensuring the color is in line with the Rules, which specifies the trim must be a tan/almond color. If the Association changes the rules to allow white trim, the white is approved once the rules are officially amended, which will take approximately 90 days.

**HOMEOWNER OPEN FORUM** – Homeowners in attendance were allotted time to speak with the Board regarding the community. Management advised that the list of items discussed should be outlined in the minutes in a brief summary and exclude names and addresses of homeowners. The Board advised that they wanted the names, addresses, and specific items discussed to be listed under homeowner forum in the minutes.

<b>Homeowner</b>	<b>Item Discussed</b>
Jenny and Ryan Gordon from Earl 15	<ul style="list-style-type: none"><li>• Requested stucco repairs at their unit</li></ul>

	<ul style="list-style-type: none"> <li>• Questions about an architectural application</li> </ul>
An owner requested to remain anonymous	Reported an incident with a resident
Jared Mason from Howell 16	There are rats at the Howell utility room

**EXECUTIVE SUMMARY** – The Board met in executive session prior to this general session meeting to discuss, enforcement matters including the walkthrough report, correspondence, delinquency, and legal.

**ADJOURN:** Upon a motion duly made by Jared, seconded by Carrie, and unanimously carried, the Board approved to adjourn the meeting at 7:01 PM.

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

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD AUGUST 6, 2025**

Community Manager Rachael Robenolt called the meeting to order at 6:06 PM. Board members present were Carrie Weeks, Jared Mason, Rob Tomsick, Emily Zimmerman & Tracianne Capuchino. Also present was Kara Hanley from 360 Community Management and nine homeowners.

**HOMEOWNER FORUM:**

Homeowners in attendance were allotted time to speak with the Board regarding the community. Management advised that the list of items discussed should be outlined in the minutes in a brief summary and exclude names and addresses of homeowners. The Board advised that they wanted the names, addresses, and specific items discussed to be listed under homeowner forum in the minutes.

Cynthia Wevers from Earl 46 discussed a plants, Chuck Abel from Amaya 60 discussed fencing, Denise Pelletier from Howell 18 discussed termites, Jared Mason from Howell 16 discussed pool party rules, Lee Hong from Amaya 54 discussed stucco, Traci Capuchino from Earl 56 discussed the newsletter, Matt Riley from Amaya 55 discussed the sump pump, Patience Allison from Howell 19 discussed the fire extinguisher, Emily Zimmerman from Earl 14 discussed vehicle break-ins, and issues related to homeless.

**APPROVAL OF MINUTES:**

The July 2, 2025 open and executive minutes were not available. The Board unanimously tabled a motion on the July 2, 2025 minutes until the next meeting.

**FINANCIALS:**

The Board of Directors reviewed the June 2025 financials.

Upon a motion duly made, second, and carried, with Board Member, Rob Tomsick, abstaining, the Board approved the June 2025 financials subject to yearend CPA review and California Civil Code. (Carrie, Emily).

Management was requested to add the entire Board to the weekly Accounts Payable emails.

**PROJECT MANAGEMENT:**

The Board discussed project management proposals for all reserve items, including painting, stucco, and wood repairs from A7, AD Magellan, and 360 Community Management:

<b>Vendor</b>	<b>Price</b>
A7	\$115-\$225/hour minimum
AD Magellan	\$39,175 for a 12 week project
360 Community Management	\$75/hour

Upon a motion duly made, seconded and carried, with Board Member, Jared, against, the Board approved the proposal from 360 Community Management to perform project

management work at \$75/hour for reserve projects not to exceed 5% of the total cost of the project they are managing. (Carrie, Emily).

Management was requested to create a separate GL (general ledger) for tracking of the project management costs.

**WATERPROOFING:**

The Board discussed proposals from Association Construction Professionals Inc (ACP) and Apex to waterproof the east wall of Howell #13:

<b>Vendor</b>	<b>Scope</b>	<b>Price</b>
Association Construction Professionals Inc (ACP)	Remove the downspouts and vinyl siding/corner trims, apply sealer, dig a 12"x18" trench along the footing of the foundation, apply waterproofing, backfill the trench, and apply #30 building paper over the entire wall	\$7,400
Apex	Set up scaffolding, remove downspouts, remove vinyl siding, install building paper directly to the stud framing, install flashing, seal the siding, dig a 12"x18" trench along the footing of the foundation, waterproof, backfill and reinstall removed items	\$10,743.27

Upon a motion duly made, second, and unanimously carried, the Board approved a Do Not Exceed of \$7,400 for Apex to perform waterproofing on the east wall of Howell #13. If Apex is not able to match the price, the work is approved with ACP. (Carrie, Rob)

**STUCCO REPAIRS:**

The Board discussed proposals from Pilot Paint to perform stucco repairs on 150 units for \$78,430. The Board unanimously tabled a motion on the proposal from Pilot Paint until the next meeting. Management was requested to obtain additional proposals for the stucco repairs at Amaya only.

**PAINTING/OTHER PROJECTS:**

This time was set aside for the Board to discuss projects in the community. It was discussed that the Amaya buildings have the worst stucco damage and should be repaired first. The Elastomeric paint waterproofing product was also discussed in conjunction with the paint project. No Board action was necessary.

The Board discussed proposals from Green Horizons to install three 5-gallon dietes for \$150 and six 1-gallon agapanthus for \$90 including bubblers at Earl #49 for a total of \$340.

The Board unanimously tabled a motion on the Green Horizons proposal until the next meeting.

**Architectural Applications:**

- The owner of 5750 Amaya Drive #59 submitted an architectural application to remove the wooden fence around the back patio and remove the patio cover, and replace it with a vinyl fence and a vinyl patio cover.

Upon a motion duly made, second, and unanimously carried, the Board approved the fence replacement as presented. In the same motion, the Board denied the patio cover

installation pending further information regarding the specs, color, vendor information, brochure, and existing picture of patio cover, as well as ensuring the color matches the existing cover. (Carrie, Jared)

- The owner of 5750 Amaya Drive #60 submitted an architectural application to remove the wooden fence around the back patio and replace it with a vinyl fence and a vinyl patio cover.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the architectural application submitted by the owner of 5750 unit #60 to replace the fence as submitted. (Carrie, Jared)

**EXECUTIVE SESSION SUMMARY:**

The Board held an executive session meeting prior to this general session meeting to discuss enforcement matters, homeowner correspondence, and delinquency.

**ADJOURN:** Upon a motion duly made, seconded, and unanimously carried, the Board approved to adjourn the meeting at 7:05 PM. (Jared, Carrie)

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

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD JULY 2, 2025**

Community Manager Rachael Robenolt called the meeting to order at 6:07 p.m. Board members present were Carrie Weeks, Jared Mason, Rob Tomsick, Emily Zimmerman & Tracianne Capuchino.

**APPROVAL OF MINUTES:** The Board reviewed the May & June 2025 Open & Executive Meeting Minutes. Carrie moved to approve the meeting minutes as amended. Emily seconded, vote was all ayes, motion carried.

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

Jared noted that the lollipop light in front of his unit is out. He also noted that the GFCI outside the Howell bathroom isn't working.

Carol noted that the Amaya clubhouse has damaged items.

Erin & Chris were present to report 6H has rot on the carport roof. Management will verify with ProTec that they are going to do the carport walkthrough. They also asked if they can change out their light fixture.

Rosie was present to note that the plants in front of their home are ugly and some are dead.

**FINANCIALS:** The Board of Directors reviewed April – May 2025 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 all ayes, motion carried. Traci abstained. Jared opposed.

Management was requested to send all out of the ordinary invoices under \$750 to the President & Treasurer for approval.

The Board agreed to add Jared to AP emails.

Management will ask Kennedy for a quote to run the power from Amaya 54 to 55, and to fix the rubber conduit that is there.

**PROJECT MANAGEMENT:** The Board discussed project management for reserve projects. After discussion, the issue was tabled until the August meeting.

**LOWER AMAYA PARKING:** The Board discussed the two parking spaces at lower Amaya, one labeled guest. After discussion, Emily moved to have them both painted over with Permit Required. Carrie seconded, vote was all ayes, motion carried.

**CHIMNEY REPAIR:** The Board reviewed the proposal for chimney repairs on Howell. After discussion, Management was requested to obtain additional proposals.

**RULE ADOPTION:** Management noted that there had been no additional owner input regarding the camera rules. After discussion, Emily moved to adopt the rules, effective immediately. Carrie seconded, vote was all ayes, motion carried.

**STUCCO REPAIRS:** The Board reviewed the one proposal received for stucco repairs. Management noted that additional proposals are being solicited.

**HANDRAIL REPAIRS:** The Board reviewed the proposals for a handrail at the back of Earl 59. After discussion, Jared moved to approve the bid from ACP. Carrie seconded, vote was all ayes, motion carried.

**POOL DRAINING:** Emily moved to approve the draining and filling of the Howell & Amaya pool. Carrie seconded, vote was all ayes, motion carried.

Jared moved to approve **the other needed pool items.** Traci seconded, vote was all ayes, motion carried.

**ARCHITECTURAL APPLICATIONS:** The Board reviewed the application(s) from Howell 19 – 21, for fence replacement. After discussion, Jared moved to approve the applications, with the condition that the fence be the sand/almond color, Catalyst Fence Solutions (or equivalent). Emily seconded, vote was all ayes, motion carried.

Management was requested to have the fire extinguisher (from the #19 fence) installed on the backside of the carport.

**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 7:07 p.m. Emily seconded, vote was all ayes, motion carried.

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

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD JUNE 4, 2025**

Community Manager Rachael Robenolt called the meeting to order at 6:07 p.m. Board members present were Carrie Weeks, Jared Mason, Rob Tomsick, Emily Zimmerman & Tracianne Capuchino.

**APPROVAL OF MINUTES:** Jared moved to table the approval of the May minutes. Rob seconded, vote was all ayes, motion carried. The Board wants the minutes to reflect the actual discussion of the unknown fencing manufacturer, as opposed to the actual name of the manufacturer that was determined later.

**FINANCIALS:** The Board of Directors reviewed the April 2025 financials. After discussion, Jared moved to table the approval. Rob seconded, vote was all ayes, motion carried. One Board Member had a question on actual vs. rounding on a payment to 360 Community Management, but did not have the financials at the meeting to point out the area of concern.

Management was requested to email the Board when they are notified of needed pool repairs.

**RESERVE STUDY:** The Board reviewed the proposal for the 2025 reserve study. After discussion, Emily moved to approve the proposal from Barrera for the 3 year plan. Jared seconded, vote was all ayes, motion carried.

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

**ELECTRICAL:** The Board reviewed the proposals for panel replacement. After discussion, Jared was requested to have Cosgrove Electric provide a formal proposal, and ask them if they will honor the pricing for a five year replacement plan.

**PAINTING:** The Board reviewed the draft reserve project funding options from Management. After discussion, Jared moved to table the issue until the August meeting. Emily seconded, vote was all ayes, motion carried.

Management was requested to ask Perry if they will do another pipe camera inspection for free, as they will be doing the pipe lining.

**PROJECT MANAGEMENT:** The Board reviewed the proposals for project management, for the painting/stucco/wood repair project, ranging from one proposal with hourly rates from \$115 - \$225, to another with a minimum cost of \$39,175 for a twelve week project, vs. the 360 Community Management cost of \$75 per hour. After discussion, Jared moved to table the issue. Rob seconded, vote was all ayes, motion carried.

**BOARD COMMUNICATION ARCHIVE:** The Board discussed a Board Communication Archive. Rob noted that he has a domain and hosting area. Jared moved to send out the login information for the Board to experiment with. Emily seconded, vote was all ayes, motion carried.

**RENTAL FEES:** The Board discussed the current fees for storage, carports, & garages (\$15, \$20, \$30). After discussion, Jared moved to approve an increase in fees for storage/carports/garages every time the dues are increased. Carrie seconded, vote was all ayes, motion carried.

The Board discussed increasing the rental fees and the deposit for use of the clubhouse.

**CHIMNEY:** The Board reviewed the cost for an inspection of the chimneys at Howell 14 & 15. After discussion, Jared moved to approve the cost from Chimney Sweeps. Carrie seconded, vote was all ayes, motion carried.

**ARCHITECTURAL APPLICATIONS:** The Board reviewed the application from Earl 35, for the roof penetration for his tankless water heater. After discussion, Carrie moved to approve the application, with the condition that the owner is responsible for the vent and all sealing around it. Jared seconded, vote was all ayes, motion carried. Management was requested to add in the original contractor scope (from the original architectural application).

The Board reviewed the application from Earl 17, for a replacement air conditioning unit. After discussion, Management was requested to obtain the spec sheet for the A/C noting no additional amperage is needed, the full installation scope of work and the contractor information.

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

Matt from Amaya 53 noted the his car had been keyed. He was also present to ask about the sump pump.

The Board wants to be given every possible route for the sump pump line from Amaya 54 to Amaya 53.

It was noted that there is a parking space that is not marked, and one that it marked as Guest, close to lower Amaya.

Lisa was present to ask about the timeline for projects. The Board noted that we are two months away from even discussing what the projects may be.

Denise wanted to thank the Board for the repairs to the drainage on the front of the unit.

Tom from Earl 24 was present to note that there is damage to Earl 24. It was noted that Green Horizons should look at the area in front of Earl 24 for a possible irrigation leak.

It was noted that there is stucco damage on Earl 22.

Jared requested that contractors not start work before 8:00 a.m.

Carrie noted that she had Green Horizons remove the ground cover at the Howell pool. She noted that we need to purchase stepping stones for the area. Carrie will provide measurements and samples.

Rob wanted to note that they don't want the Amaya 53 gutter connected to their gutter. The Board discussed a possible increase to gutter size, costs to run gutter through the fence. It was noted that none of the gutters should have decreased capacity. Management was requested to have a gutter company come out.

Management was requested to send out a notice with new fence colors, when there is something else to mail out.

**EXECUTIVE SESSION SUMMARY:**

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

**ADJOURN:** A motion was made by Jared to adjourn the Open Session meeting at 7:20 p.m. Rob seconded, vote was all ayes, motion carried.

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

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD MAY 7, 2025**

Community Manager Rachael Robenolt called the meeting to order at 6:08 p.m. Board members present were Carrie Weeks, Jared Mason, Rob Tomsick, Emily Zimmerman & Tracianne Capuchino.

**APPROVAL OF MINUTES:** The Board reviewed the April 2025 Open & Executive Meeting Minutes. Carrie moved to approve the meeting minutes as amended. Emily seconded, vote was all four ayes (Jared abstained), motion carried.

**HOWELL 18:** The Board reviewed the proposal from Green Horizons for the work at Howell 18, at a total cost of \$2,148.50. After discussion, Carrie moved to approve the quote for the concrete & drains. Jared seconded, vote was all ayes, motion carried.

**HOWELL POOL AREA:** The Board reviewed the proposal for removal of the plants and placement of stones. The Board asked for a revised proposal without the carpet stars.

Jared moved to approve the cost for the valve cover box at Amaya 54. Rob seconded, vote was all ayes, motion carried.

**WEED CONTROL:** Carrie noted that Green Horizons wants to put two coats of the chemical weed spray. Jared moved to approve the spraying, with the appropriate notice to the residents. Carrie seconded, vote was all ayes, motion carried.

**FINANCIALS:** The Board of Directors reviewed the March 2025 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. Rob seconded, vote was all ayes, motion carried. Jared abstained. Management was asked to track the water bills.

**FINANCIAL REVIEW:** Carrie moved to ratify the approval of the 2024 financial review that was approved via email. Jared seconded, vote was all ayes, motion carried.

**PAINTING:** The Board reviewed the painting proposals. After discussion, the issue was tabled until the June meeting, pending stucco and wood repair proposals.

**FENCING:** The Board reviewed the proposal for the additional section of fencing along the middle Amaya driveway. After discussion, Jared moved to approve the fence replacement, in the sand/almond color, Catalyst Fence Solutions, conditional on obtaining written warranty. Emily seconded, vote was all ayes, motion carried. Management will ask if they would offer a discount to owners who want to replace their fencing.

**CAMARA RULES:** The Board reviewed the draft camera rules. After discussion, Rob moved to approve the amended rules, for distribution to the membership, for the required 28 day review. Carrie seconded, vote was all ayes, motion carried.

**RESERVE PROJECT COORDINATOR:** The Board reviewed a letter from 360 Community Management, advising that Management will be implementing a Reserve Project Coordinator to oversee reserve projects, including obtaining quotes, verifying insurance, ensuring quote consistency, breakdown of project objectives/needs, project oversight, and final inspection once completed, to be billed at a rate of \$75.00 per hour.

The Board requested a copy of the Management contract. Management will obtain bids from construction management companies for the Board to review.

**HOWELL POOL LIGHT** Carrie moved to ratify the approval of the Howell pool light that was approved via email. Jared seconded, vote was all ayes, motion carried. Timeline.

**STORAGE ROOM:** Carrie noted that there are several rooms on the property that have maintenance supplies, including light bulbs. Lower Howell may or may not have maintenance supplies in it.

**PIPELINING:** The Board reviewed the proposal for pipelining from Perry Plumbing. After discussion, Jared moved to approve the pipe lining for all of the buildings noted on the proposal. Rob seconded, vote was all ayes, motion carried.

Management was requested to determine how the billing will work (i.e. progress payments vs payments as buildings are done), and how long the whole project will take.

**ARCHITECTURAL APPLICATIONS:** The Board reviewed the application from Amaya 50, for fence replacement. After discussion, Carrie moved to approve the application for the like for like fence replacement. Emily seconded, vote was all ayes, motion carried.

Rob moved to approve the pop up shade at Earl 41. Carrie seconded, vote was all ayes, motion carried.

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

The corner near Amaya 54 still has a hole where there was stucco repaired. It was noted that the whole wall has issues. Rob noted that one of the cypress trees is dying.

Cynthia noted that there is a dip in the asphalt at the top of Earl. She also noted that the carports where the solar is are dropping palm fronds onto the panels. She also asked about the financial review, whether the HOA is doing better or worse. She also noted that there is going to be a public hearing on 5/13 about the new property next door.

Matt was present to ask about the sump pump. We need an updated quote for the trenching from new conduit on the front of Amaya 54 to Amaya 55.

Matt would like to come to the Executive Session in June.

Robin was present to ask about painting of the conduit.

Rosie was present to ask about the steps near the laundry.

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD APRIL 2, 2025**

Community Manager Rachael Robenolt called the meeting to order at 6:04 p.m. Board members present were Carrie Weeks, Rob Tomsick, Emily Zimmerman & Tracianne Capuchino.

**2025 ELECTION:** Management reported that Tracianne Capuchino, Jared Mason, & Rob Tomsick were elected to the Board for two year terms.

**APPROVAL OF MINUTES:** The Board reviewed the March 2025 Open & Executive Meeting Minutes. Carrie moved to approve the meeting minutes as presented. Emily seconded, vote was all ayes, motion carried. Traci abstained.

**FINANCIALS:** The Board of Directors reviewed the February 2025 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 three ayes (Tracianne abstained), motion carried.

The Board reviewed the CD recommendations. After discussion, Carrie moved to approve the purchase of one twelve (12) month CD, in the amount of \$150,000. Rob seconded, vote was all ayes, motion carried.

**PIPE LINING:** Carrie moved to ratify the previously approved quote from Perry Plumbing for pipe lining of Earl 26-33. Emily seconded, vote was all ayes, motion carried. Management noted that the project is on the schedule for the weeks of April 29<sup>th</sup> – May 9<sup>th</sup>.

**HOSE BIB/PRESSURE REGULATOR:** The Board reviewed the proposals for replacement of the hose bibs at Amaya 17, as well as the pressure regulator for that building. After discussion, Carrie moved to approve the quote from Remedy Plumbing. Rob seconded, vote was all ayes, motion carried. Management will check for other borderline units from the pressure testing report. It was noted that Helix must shut off the water for the property.

**STAIRWAY AT AMAYA LAUNDRY:** Management noted that bids are still being solicited for the stairway. It was noted that Grossmont Village has a new ProTec project manager, so he is working to revise the quote.

**PAINTING:** The Board reviewed the available painting proposals. Management was requested to check into options for stucco repairs.

**PIPELINING:** The Board discussed possible next locations for pipe lining. After discussion, Management was requested to obtain bids for all remaining grade 5 locations from the 2019 Perry report.

**CAMARA RULES:** The Board reviewed the draft camera rules. The Board table this issue.

**LANDSCAPING:** Carrie moved to approve Green Horizons to do a one time chemical application for the weeds, after the rainy season, broken up by section, with notices posted at all entrances, with one week notice to owners. Carrie will & Board will post notices. Rob seconded, vote was all ayes.

**ARCHITECTURAL APPLICATIONS:** The Board reviewed the application from Earl 21, for window & door replacement. After discussion, Emily moved to approve the application for the window replacement. Carrie seconded, vote was all ayes, motion carried.

Carrie moved to approve the application for the door replacement. Carrie seconded, vote was all ayes, motion carried.

The Board reviewed the application from Amaya 30, for their already installed front landscaping. After discussion Carrie moved to approve the application. Rob seconded, vote was all ayes, motion carried.

The Board reviewed the application from Amaya 53, for replacement of their damaged electrical line. After discussion, Carrie moved to approve the application. Emily seconded, vote was three ayes (Rob abstained), motion carried.

Carrie moved to appoint Carrie & Jared to approve the architectural application for Earl 35 A/C, via email. Rob seconded.

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

Lisa asked about the painting project.

Sandy was present to ask about her arch app for electrical.

Rob noted that the area around the sump pump is wet all the time.

It was noted that Eagle still hasn't made the concrete patch at the carport.

Robin was present to ask about painting the conduit at her unit, Management was requested to have the conduit painted.

Rosie was present to ask about fencing options.

Management was requested to confirm if Alpine will warranty the color against fading or just warping. Lee will send Management the contact info for ProVinyl Fencing.

One owner asked about the status of Amaya 35. After discussion, Rob moved to have legal review the issue again, with the goal of determining how the unit can be sold, or how to protect the investment, if the HOA spends the money to fix the unit and rent it out. Carrie seconded, vote was all ayes, motion carried.

Cynthia asked about the new townhouses that are going in nearby. Carrie noted that there is a group available to join on Facebook.

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD MARCH 5, 2025**

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

**APPROVAL OF MINUTES:** The Board reviewed the February 2025 Open & Executive Meeting Minutes. Jared moved to approve the meeting minutes as presented. Carrie seconded, vote was all ayes, motion carried.

**FINANCIALS:** The Board of Directors reviewed the January 2025 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. Rob seconded, vote was three ayes (Jared abstained), motion carried.

The Board reviewed the CD recommendations. After discussion, Jared moved to approve the purchase of one twelve (12) month CD, in the amount of \$175,000. Carrie seconded, vote was all ayes, motion carried.

**ELECTRICAL ANALYSIS:** The Board reviewed the findings from Cosgrove Electric for the inspections of all of the buildings. After discussion, Management was requested to

**PAINTING:** Management noted that bids are still being solicited for painting of the complex.

**STAIRWAY AT AMAYA LAUNDRY:** Management noted that bids are still being solicited for the stairway.

**PIPELINING:** The Board discussed possible next locations for pipe lining.

**ENGINEERING:** The Board reviewed the proposal from Helfrich, for preparation of engineering plans, calculations and details for the proposed waterproofing for the walkway behind the carports, carport masonry wall waterproofing, and stair movement caused by tree roots. After discussion, Carrie moved to approve the quote for the additional work. Jared seconded, vote was all ayes, motion carried.

**ALOE REMOVAL:** The Board reviewed the proposal from Green Horizons, for removal of the aloe at the Amaya driveway, between Amaya 9/15, as well as options for replacement. After discussion, Carrie moved to approve option 3, for shrubs along the fence and aloe plants along the interior. Jared seconded, vote was all ayes, motion carried.

**ARCHITECTURAL APPLICATIONS:** The Board reviewed the application from Earl 35, for the installation of the water heater. After discussion, Carrie moved to ratify the previously approved application. Rob seconded, vote was all ayes, motion carried.

The Board reviewed the application from Earl 51, for replacement of her A/C. After discussion Jared moved to approve the application. Emily seconded, vote was all ayes, motion carried.

The Board reviewed the application from Amaya 26, for their already installed front landscaping. After discussion Jared moved to approve the application. Emily seconded, vote was all ayes, motion carried.

**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 8:10 p.m. Emily seconded, vote was all ayes, motion carried.

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

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD FEBRUARY 5, 2025**

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

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

**FINANCIALS:** The Board of Directors reviewed the November – December 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. Rob seconded, vote was three ayes (Jared abstained), motion carried.

The Board reviewed the CD recommendations presented. After discussion, Jared moved to approve the purchase of one twelve (12) month CD, in the amount of \$175,000, once the 2/20/25 CD matures. Carrie seconded, vote was all ayes, motion carried.

**ELECTRICAL ANALYSIS:** The Board reviewed quote from Cosgrove Electric for the inspections of all of the buildings. After discussion, Carrie moved to approve the cost of \$4,000 for the work. Jared seconded, vote was all ayes, motion carried. It was noted that a document indicating all units available amperage should be put on the website.

**SUMP PUMPS/DRAINAGE:** The Board reviewed the quotes sump pumps and drainage. After discussion, Rob moved to approve the revised proposal from Green Horizons for drainage at Earl 24/25, at a cost of \$3,607, but with a ½ HP pump, not to exceed an additional \$300.00. Emily seconded, vote was three ayes (Carrie abstained), motion carried.

The Board reviewed the proposal from Cosgrove for the work on the sump pumps for 54 & 55. Management noted that they had confirmed that their expectation is that all of the work will be done by drilling down and fishing power from the panel, without drywall damage, but they cannot guarantee that. It was noted that the electrical for both sump pumps should come from the 54 side. Management will have it re-bid, and ask Cosgrove if they do trenching.

Management will also have ProTec bid the trenching.

**CARPORT WATERPROOFING:** The Board reviewed the proposal from Apex for the waterproofing of the 6-9 carports. Management noted that we are still working on other quotes. Management was requested to send engineering report to the Board, as we have new Board Members. Management will ask the engineer for a priority list, as the Board is thinking that the Howell stairs may need to be addressed first.

**FINE POLICY:** The Board reviewed the draft revised fine policy. After discussion, Jared moved to approve the rule (with amendments) for distribution to the membership, for the required 28 day review. Carrie seconded, vote was all ayes, motion carried.

**HOSE BIBS:** The Board reviewed the proposal for replacement of two leaking hose bibs at Earl 30 & 38. After discussion, Carrie moved to approve the proposal from Perry Plumbing. Jared seconded, vote was all ayes, motion carried.

**FENCE PANEL:** The Board reviewed the costs for a fence panel next to the upper Amaya laundry room. After discussion, Management was requested to obtain a quote for a staircase instead, as well as a drain.

**CONCRETE:** The Board reviewed the proposals for concrete replacement at Amaya 9. After discussion, Rob moved to approve Not to Exceed \$3,250, with waiting on the bid from Green Horizons. All bids must include removal of any roots that may be under the concrete. Jared seconded, vote was all ayes, motion carried.

**TREE REMOVALS:** The Board reviewed the quotes for tree removals. After discussion, the Board agreed to table the removal of the liquid amber and the Italian Stone Pine. Management was requested to see if Green Horizons will match the price from Atlas for the pine near the Earl parking/pool.

**PRE-EMERGENT:** The Board reviewed the proposal for pre-emergent treatment landscaped areas, to prevent weeds. After discussion, the Board agreed to table the issue.

**ROOFING:** The Board reviewed the proposal from Paradise Roofing for replacement of the #13 carport roof. After discussion, Carrie moved to approve the proposal. Emily seconded. Vote was all ayes, motion carried.

Management will have Green Horizons pay Grossmont Village directly for the damage from the tree trimming. The residents who park in that carport will need to be notified.

**ARCHITECTURAL APPLICATIONS:** The Board reviewed the application from Howell 16, to add a GFCI outlet at the junction box on the exterior of his unit. After discussion, Carrie moved to approve the installation. Rob seconded, vote was three ayes (Jared abstained), motion carried.

The Board reviewed the application from Earl 41, to replace their fence, like for like. After discussion Jared moved to not approve the application, unless they either get the neighbor to sign the application, or the fence that separates the two unit is not removed. Emily seconded, vote was all ayes, motion carried. The Board inquired if the neighbor signature issue with unit 40 is a language barrier.

The Board reviewed the application from Earl 35, to replace their A/C, water heater, and electrical panel. After discussion, the Board noted that, as requested, the application must be separated for each upgrade (water heater, electrical, A/C), and resubmitted. Additionally, there must be written verification, from a licensed contractor, that the gas line is large enough, and that the gas meter can handle the load. There must also be written clarification that new electrical wire is being installed. Finally, the application cannot be approved until the electrical load survey that was approved by the Board is completed.

All architectural applications for anything that requests changing of the amperage going to the unit will be reviewed dependent on the unit size and the total amount of amperage going to that particular building.

Carrie moved to appoint Jared & Rob to review and approve the applications prior to the next meeting, if needed. Emily seconded, vote was all ayes, motion carried.

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

Michelle reported the open junction box. Management noted that it is on the walkthrough.

Lisa asked about the load test. She also wanted to thank the Board for considering stairs instead of fencing.

Traci was a candidate for the Board, but she will not attending the March meeting.

It was noted that there are no bags in the dog run. Management will check on janitorial.

Rosie was present to thank the Board for the possibility of steps to the laundry. She also noted that she cleaned up the liquid amber balls, five trash bags full. She also noted that the mail man sometimes has issues with that same kind of debris.

Lloyd wanted to ask about the possibility of a mid year increase in dues. The Board noted that the HOA does not raise the dues unless absolutely necessary.

**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 8:10 p.m. Emily seconded, vote was all ayes, motion carried.

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

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

Community Manager Rachael Robenolt called the meeting to order at 6:08 p.m. Board members present were Carrie Weeks, Rob Tomsick, Jared Mason & Emily Zimmerman.

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

The Board noted that all bids related to waterproofing of Howell #13 will be tabled. It was noted that if there is a lot of rain in the forecast, the unit should be tarped, as a precaution.

**FINANCIALS:** The Board of Directors reviewed the October 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. Rob seconded, vote was all ayes, motion carried.

Carrie moved to approve Emily as the replacement treasurer, as Michael Voell has resigned. Rob seconded, vote was all ayes, motion carried. Jared moved to approve Rob as the secretary. Carrie seconded, vote was all ayes, motion carried.

**APPROVAL OF LIEN:** The Board reviewed a notice of intent to lien for APN 486-670-26-01. A motion was made and seconded to approve the lien. Vote was all ayes, motion carried. It was resolved that the Board authorizes that lien be recorded on the properties in the event that payment in full is not received by the deadline imposed in the Intent to Lien letter.

**HOWELL ELECTRICAL:** The Board reviewed revision of the Howell electrical quote. After discussion, Carrie moved to approve the revision, based on the unit size, and approved the new wording of the release. Emily seconded, vote was three ayes (Jared abstained), motion carried.,

Jared moved to approve Not to Exceed \$3,000 for Cosgrove Electric to inspect all of the buildings, and provide a report similar to the one provided for Howell, to determine the usable amperage for each building, beginning with Earl 35. Carrie seconded, vote was all ayes, motion carried.

Management was requested to do an inventory of the existing amperage for every *unit*. Jared moved to approve this project, Not to Exceed \$2,000, Carrie seconded, vote was all ayes, motion carried.

**ROOFING:** The Board reviewed the quotes for roofing, two for Howell 9-12, and one for Amaya 52-54 & Amaya 57-58. After discussion, Carrie moved to approve the proposals from Paradise Roofing for all three buildings, with the stipulation that work must begin by Jan 15, to begin on Amaya 54 building. Jared seconded, vote was all three (Rob abstained), motion carried. Make sure that we use the different roofing on Howell vs Amaya.

It was noted that Kennedy has still not contacted Amaya 54 regarding their sump pump issue.

**SWALE:** The Board reviewed the quote for work on the swale at the end of Earl 37. After discussion, Jared moved to table this issue until after the rainy season, to see if it is really needed. Rob seconded, vote was all ayes, motion carried.

**DRAIN CLEARING:** The Board reviewed the quote for clearing of all of the in ground drains on the property. After discussion, Carrie moved to approve the proposal from Green Horizons. Emily seconded, vote was three ayes (Jared nay), motion carried. Add mapping of the shut off valves and the drains, and that water must run through freely. Any roots located must be photo documented. Debris such as dirt, mud, asphalt must all be removed.

**TREE REMOVAL:** The Board reviewed the quote for the removal of the pine tree west of the pool. After discussion, Management was requested to obtain other bids for this tree, as well as the liquid amber near Earl 33, and the pine near Amaya 48.

**DRAINS:** The Board reviewed the quote for drainage at Howell 18. After discussion, the Board agreed to table this issue.

**ARCHITECTURAL APPLICATIONS:** The Board reviewed the application from Earl 35, to replace their A/C, windows, water heater, and electrical panel. After discussion, the Board noted that there are issues with the application and that it will be considered not approved, pending the scope from electrician, correction of the wrong wire size (can't pull 50 amps on 10), and tankless water heater info.

Carrie moved to approve the \$250 fine for arch improvement without approval. Jared seconded.

All architectural applications for anything that requests changing of the amperage going to the unit will be reviewed dependent on the unit size and the total amount of amperage going to that particular building.

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

Rob & Lee were present to discuss their gutter issue and their sump pump. Management will have Cosgrove come out to look at the issue.

Michelle from Amaya 12 noted that there is water that is coming from the hill behind the unit. She also asked if she could pull weeds.

Robin was present to ask about the painting of the conduit at Howell once the electrical is done, and the wall by the school. She also noted that there may be irrigation issue on Amaya as well.

It was noted that the electrical plate in front of Howell 21, and a junction box between 48 & 55 that need to be fixed.

Howell 25 asked about upgrading their electrical. She also noted that there is water on her patio every day.

**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 7:42 p.m. Emily seconded, vote was all ayes, motion carried.

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