

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD SEPTEMBER 2, 2026**

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

Board Members Present: Carrie Weeks, President
Robert Tomsick, Vice President
Emily Zimmerman, Treasurer
Charles Abel, Member at Large

Board Members Absent: Tracianne Capuchino, Secretary

Others Present: Kara Hanley and from 360 Community
Management and 17 homeowners.

GENERAL SESSION

Approval of Minutes:

The Board discussed the August 5, 2026 general session minutes.

Upon a motion duly made by Carrie, seconded by Robert, and unanimously carried, the Board approved the August 5, 2026 general session minutes as presented.

Financials:

1. July 2026 Financials:

The Board discussed the July 2026 financials.

Upon a motion duly made by Carrie, seconded by Charles, and unanimously carried, the Board approved the July 2026 financials subject to yearend CPA review and in compliance with California Civil Code.

2. Resolution:

The Board discussed the resolution outlining items approved over \$10,000 at the last meeting.

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

3. Draft Level III Reserve Study:

The Board discussed the level III reserve study prepared by Barrera Co. The reserve study must be approved no later than the November 2026 meeting. The Board unanimously tabled a motion on the draft level III reserve study until the next meeting.

4. Draft 2027 Budget:

The Board discussed the draft 2027 budget. The Budget must be approved no later than the November 2026 meeting. The Board unanimously tabled a motion on the draft 2027 budget until the next meeting.

5. Lien Authorization:

There were two accounts due for filing a lien:

APN	Amount due as of 8/25/2026
586-670-26-01	\$2,623.18
486-670-26-29	\$2,568.51

Upon a motion duly made by Carrie, seconded by Charles, and unanimously carried, the Board approved to file liens on APN 586-670-26-01 and APN 486-670-26-29.

BUSINESS

1. Pressure Regulator Replacement Proposals:

The Board discussed a proposal from Remedy Rooter to inspect all the pressure regulators and to attempt to adjust the pressure for any regulator that reads over 65 PSI for \$690.

The updated proposal from Perry's Plumbing to replace all the failed pressure regulators was not available in time for the meeting. However, Perry's did perform an inspection of all pressure regulators and found 17 that read higher than 65 PSI.

Upon a motion duly made by Carrie, seconded by Charles, and unanimously carried, the Board approved a Do Not Exceed of \$10,000 for Remedy Rooter to inspect the 17 pressure regulators that were flagged by Perry's Plumbing, adjust them if possible, and replace them if necessary.

2. Drainage Repairs Proposals:

The Board discussed a proposal from Pacific Edge to hydro jet and camera the common area line between Amaya 36 and Amaya 39. The proposal from Perry's Plumbing was not available in time for the meeting.

Vendor	Scope	Price
Pacific Edge Plumbing	- Hydro jet the accessible shared bathroom waste line - Perform a camera inspection - Evaluate the condition of the piping - Provide recommendations for repairs	\$1,195
Perry's Plumbing	The proposal from Perry's Plumbing was not available.	

Upon a motion duly made by Carrie, seconded by Charles, and unanimously carried, the Board denied the proposal from Pacific Edge Plumbing. The Board will further investigate the matter.

3. Flood Wall Replacement Proposals:

The Board discussed proposals from Green Horizons and ACP to repair the retaining wall by Amaya 32:

Vendor	Scope	Price
Green Horizons	- Remove and replace the top 2x12" pressure treated board - Grade the planter away from the unit and the wood wall	\$1,383

	• Create a 2' deep gravel filled sump next to the sidewalk to collect runoff Cover with cobble • Install posts	
ACP	• Remove existing wood • Trench along the wall • Dig out three new footings 18 inches deep • Set three new pressure treated posts in concrete footings • Install wood mounted to the new posts • backfill	\$2,000
ACP	• Remove existing wood • Trench along the wall • Dig out new footings for blocks at 12 inches deep and 12 inches wide • Set rebar • Install stepped transition block wall • Backfill soil	\$4,400

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the proposal from Green Horizons to repair the retaining wall by Amaya 32 for \$1,383.

4. Stud Repair Proposals:

The Board discussed proposals from ACP and AMW General Contracting to perform stud repairs at Amaya 54:

Vendor	Scope	Price
AMW	Reinforce 7 studs with tension/compression straps to restore structural rating to cut studs Repair drywall and paint	\$4,630
AMW	Same scope as above with an allowance for City of La Mesa permit fees	\$6,850
ACP	Install longer straps (12 inches) that are centered over the openings with screws	\$850

Upon a motion duly made by Carrie, seconded by Emily, and carried with Robert abstaining, the Board approved the proposal from AMW to reinforce the studs and obtain permits from the City of La Mesa for \$6,850.

5. Carport Roof Repairs Proposals:

The Board discussed proposals to repair carports 9 B, C and D:

Vendor	Scope	Price
Alta Roofing	Re-roof garage 9 Alta recommends re-roofing. They advised that they could make repairs, but the plywood deck is rotten in a lot of areas and the issues are more than half of the	\$26,560

	roof so I would be 80% of the cost then have no long term warranty.	
Paradise Roofing	Paradise Roofing advised that most of the repairs to all the damage was included in his first proposal. He reviewed the area again and added more sections.	\$2,375
Diversified Roofing	This proposal was not available in time for the meeting.	

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the proposal from Paradise Roofing to repair the carport roof for \$2,375.

6. Gutter Cleaning Proposals:

The Board discussed proposals for gutter cleaning:

Vendor	Scope	Price
Alta Roofing	Clean and remove all debris from gutters. Downspouts will be cleaned out at the leader head location only. Provide proposal for any repairs needed.	\$16,860
Paradise Roofing	Roof maintenance including gutter cleaning Paradise Roofing advised that performing roof maintenance along with gutter cleaning is close in price to just gutter cleaning, and the roofs should be inspected annually, especially because some of the roofing systems are old	\$17,305
ACP	Clean leaves from 34 buildings, 3 clubhouses, and 15 carports Clean gutters and downspouts and flush with water	\$8,750

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the proposal from ACP to perform gutter cleaning for \$8,750.

7. Fine and Enforcement Policy Updates:

This time was set aside for the Board to discuss whether to update the fine and enforcement policy to align with AB130, which became effective in June 2025.

The Board unanimously tabled a motion on the fine and enforcement policy updates until the next meeting.

8. Keys Discussion:

This time was set aside for the Board to discuss Association keys. No Board action was necessary.

9. Architectural Applications:

- (A) The owner of Howell 3 submitted an architectural application to install a 30 amp sub panel and a mini split AC unit.

Upon a motion duly made by Carrie, seconded by Robert, and unanimously carried, the Board approved the architectural application submitted by the owner of Howell 3 to install a 30 amp sub panel and a mini split AC unit with the following contingencies:

- The total number of amperes for the unit may not exceed 50 amps
- The installation must be in the same location and the same size as the one in the original architectural application
- The updated proposal and information must be submitted to the Board, and the Board must acknowledge that the updated information is in line with these contingencies prior to any work taking place.

(B) The owner of Amaya 24 submitted an architectural application to run a new internet cable because her internet died. This application was approved between meetings as an emergency.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board ratified the approval of the architectural application submitted by the owner of Amaya 24 to run new internet cable.

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
Sandy from Amaya 53	Landscape upgrades
Carol from Amaya 53	Landscape
Cynthia from Earl 46	Carport gutter
Erin and Chris from Amaya 15	Painting notices
Lisa from Howell 30	Stucco and paint
Matt from Amaya 55	Paint project and schedule
Gayle from Earl 47	Fence work
Gary and Rosie from Howell 20	Architectural process and a thank you regarding landscaping
Amanda from Earl 25	El Nino, pest control, and the dog run
Carrie from Earl 23	Light bulbs
Rob from Amaya 54	Gutters/drain

EXECUTIVE SUMMARY – The Board met in executive session prior to this general session meeting to discuss executive session minutes, enforcement matters, owner correspondence, delinquency, legal, and reports.

ADJOURN:

The meeting was adjourned at 6:53 PM.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD AUGUST 5, 2026**

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

Board Members Present: Carrie Weeks, President
Robert Tomsick, Vice President
Emily Zimmerman, Treasurer
Charles Abel, Member at Large

Board Members Absent: Tracianne Capuchino, Secretary

Others Present: Kara Hanley and from 360 Community Management and 11 homeowners.

GENERAL SESSION

Approval of Minutes:

The Board discussed the July 1, 2026 general session minutes.

Upon a motion duly made by Carrie, seconded by Robert, and carried with Charles abstaining, the Board approved the July 1, 2026 general session minutes with one amendment.

Financials:

1. June 2026 Financials:

The Board discussed the June 2026 financials.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the June 2026 financials subject to yearend CPA review and in compliance with California Civil Code.

2. Draft Level III Reserve Study:

The Board discussed the level III reserve study prepared by Barrera Co. The reserve study must be approved no later than the November 2026 meeting. The Board unanimously tabled a motion on the draft level III reserve study until the next meeting.

3. Investment Recommendations:

The Board discussed investment recommendations provided by 360 Community Management.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the following investments:

Percentage	Amount	Duration
4%	\$150,000	6 months
4.25%	\$100,000	24 months
4.35%	\$100,000	36 months

BUSINESS

1. Solar Discussion:

This time was set aside for the Board to discuss the repairs to the solar panels. All work has been completed. No Board action was necessary.

2. Landscape Room Restoration Ratification:

On July 7, 2026, a pipe burst in the landscape room, which includes a bathroom. Perry's Plumbing repaired the leak for \$340 and Clean Earth Restoration dried out the room for \$2,200.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board ratified the approval for Perry's Plumbing to repair the leak for \$340 and for Clean Earth Restoration to dry out the room for \$2,200.

3. Howell Sign Replacement Proposal:

The Board discussed a proposal from Fast Signs to order and replace the Howell sign on the existing post for \$361.67. To order the sign without installation is \$153.25 + tax.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved to purchase the Howell sign for \$153.25+tax and have the Association's maintenance crew install the sign during regular maintenance hours.

4. Carport Roof Repairs Proposals:

The Board discussed proposals to replace or repair carports 9 B, C and D:

Vendor	Scope	Price
Alta Roofing	Re-roof the entire carport 9	\$26,560
Paradise Roofing	Repair the entire roof rather in all areas needed	\$2,375

The Board unanimously tabled a motion on the roof repairs/replacement bids until the next meeting.

5. Gutter Cleaning Proposals:

The Board discussed proposals for gutter cleaning:

Vendor	Scope	Price
Alta Roofing	Clean and remove all debris from gutters. Downspouts will be cleaned out at the leader head location only. Provide a proposal for any repairs needed.	\$16,860
Paradise Roofing	Roof maintenance and inspection including gutter cleaning.	\$17,305
ACP	The proposal from ACP was not available in time for the meeting.	

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

6. Fine and Enforcement Policy Updates:

This time was set aside for the Board to discuss whether to update the fine and enforcement policy to align with AB130, which became effective in June 2025.

The Board unanimously tabled a motion on the fine and enforcement policy updates until the next meeting.

7. Architectural Guidelines Updates Adoption:

The updated architectural guidelines were mailed to the Membership on June 10, 2026 for the 28-day review period. One owner commented on the updated guideline.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board adopted the updated architectural guidelines regarding fence slat width. The guidelines are effective immediately.

8. Architectural Applications:

(A) The owner of Amaya 20 submitted an architectural application to replace windows, the sliding glass door, and install a window AC unit.

Upon a motion duly made by Carrie, seconded by Robert, and unanimously carried, the Board approved the architectural application submitted by the owner of Amaya 20 contingent upon the owner obtaining neighbor signatures and submitting them to Management prior to any work taking place.

(B) The owner of Earl 47 submitted an architectural application to install an AC unit.

Upon a motion duly made by Carrie, seconded by Charles, and unanimously carried, the Board approved the architectural application submitted by the owner of Earl 47 to install an AC unit upon the following contingencies:

1. The drainage runs along the baseboards inside the unit into the washer drain at the covered patio area.
2. The condenser will be by the fence in the back alley area on the opposite side of unit 46.
3. No amperage increase to the main will be authorized.

(C) The owner of Amaya 10 submitted an architectural application to update their electrical panel and install AC. The unit has capacity for a 80 amp breaker.

Upon a motion duly made by Carrie, seconded by Charles, and unanimously carried, the Board denied the application submitted by the owner of Amaya 10 to update the electrical panel and install AC because the contractor is not licensed or insured.

(D) The owner of Amaya 13 submitted an architectural application to install a vinyl fence and replace the security screen door.

Upon a motion duly made by Carrie, seconded by Robert, and unanimously carried, the Board approved the architectural application submitted by the owner of Amaya 13 to install a vinyl fence contingent upon the color matching the light almond color and the

security screen door contingent upon ensuring the owner being advised that any stucco damage due to the installation of the door is the owner's responsibility.

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
Garrie and Rosie from Howell 20	Architectural inquiry
Albert from Amaya 24	Painting and hose bib
A homeowner who raised their hand	Painting rotation schedule
Rena from Earl 58	Fleas
The owner from Howell 3	Architectural inquiry
Robert from Amaya 54	Mosquitos, sump pump, paint, and ceiling beam
Emily from Earl 14	A damaged sprinkler

EXECUTIVE SUMMARY – The Board met in executive session prior to this general session meeting to discuss enforcement matters, delinquency, legal, owner correspondence, and reports.

ADJOURN:

The meeting was adjourned at 6:44 PM.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD JULY 1, 2026**

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

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

Board Members Absent: Chuck Abel

Others Present: Kara Hanley and from 360 Community
Management and 11 homeowners.

ORGANIZATIONAL SESSION

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board appointed the following Board members to the following positions:

Carrie Weeks, President
Tracianne Capuchino, Secretary
Robert Tomsick, Vice President
Emily Zimmerman, Treasurer
Chuck Abel, Member at Large

GENERAL SESSION

Approval of Minutes:

The Board discussed the June 3, 2026 general session minutes.

Upon a motion duly made by Carrie, seconded by Rob, and carried with Emily abstaining, the Board approved the June 3, 2026 general session minutes with one amendment.

Financials:

1. **May 2026 Financials:**

The Board discussed the May 2026 financials.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the May 2026 financials subject to yearend CPA review and in compliance with California Civil Code.

2. **Resolution:**

The Board discussed the resolution outlining items approved over \$10,000 at the last meeting.

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

BUSINESS

1. Solar Lighting Allocation:

- (A) The Board discussed whether to purchase 32 additional tall solar lights for the area behind Earl 21, 5 ballast lights if they are available, and batteries for the motion sensor lights in this area. If approved, the shorter solar lights will be moved to the Amaya slope.

Upon a motion duly made by Emily, seconded by Traci, and unanimously carried, the Board approved not to exceed \$300 for the Association to purchase 32 solar lights, 5 ballast lights, and batteries.

- (B) The solar inverters are damaged and will likely need an assessment + a repair. Del Sur Energy charges \$250/hour.

Upon a motion duly made by Emily, seconded by Traci, and unanimously carried the Board approved not to exceed \$2,000 for Del Sur Energy to inspect and repair the solar inverters.

2. Plumbing Ratifications and Proposals:

- (A) The Board approved a proposal from Perry's Plumbing to install a new pressure regulator near Earl 41 for \$2,456 due to an emergency because the pressure was reading at 85.

Upon a motion duly made by Carrie, seconded by Rob, and unanimously carried, the Board ratified the approval of the proposal from Perry's Plumbing to install a new 1 1/2 inch PRV and a new 3" cleanout near units 34-37 for \$2,456.

- (B) Carrie and Emily approved a proposal from Perry's Plumbing to replace the hose bib at unit 42 for \$346. The work does not include stucco repairs.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board ratified the approval of the proposal from Perry's Plumbing to replace the hose bib at unit 42 for \$346.

- (C) The Board discussed a proposal from Perry's Plumbing to replace the pressure regulator at the building next to Earl 26-33 and replace the cleanout cap for \$1,456.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the proposal from Perry's Plumbing to replace the pressure regulator at the building next to Earl 26-33 and replace the cleanout cap for \$1,456.

3. Clubhouse Locks Allocation:

This time was set aside for the Board to discuss whether to purchase new locks for the Earl clubhouse.

Upon a motion duly made by Emily, seconded by Rob, and unanimously carried, the Board approved not to exceed \$40 to purchase new 2 locks for the Earl clubhouse.

4. Fire Hydrant Replacement Ratification:

On May 14, 2026, the Board approved a proposal from Davis Fire to replace the leaking fire hydrant in the Amaya carport area and utilize the hydrant the Association currently has in storage for \$2,500. This approval was made via an emergency.

Upon a motion duly made by Carrie, seconded by Rob, and unanimously carried, the Board ratified the approval of the proposal from Davis Fire to replace the leaking hydrant in the Amaya carport for \$2,500.

5. Five-Year Fire Hydrant Inspection Report Discussion:

Davis Fire performed the 5-year fire inspection on the hydrants in the community but will only provide the report to Management if they provide it to the fire department at the same time. The report cost \$500 if done in conjunction with other work and \$1,000 if other work was not approved. This time was set aside for the Board to discuss whether to request the report.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the \$1,000 for the 5-year inspection performed by Davis Fire and authorized Davis Fire to release the report to Management and the fire department.

6. Carport Roof Repairs Proposals:

The Board discussed proposals to repair carports 9 B, C and D:

Vendor	Scope	Price
Alta Roofing	The proposal was not available in time for the meeting.	
Paradise Roofing	Paradise Roofing advised that most of the repairs to all the damage was included in his first proposal. He reviewed the area again and added more sections.	\$2,375

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

7. Fine and Enforcement Policy Updates:

This time was set aside for the Board to discuss whether to update the fine and enforcement policy to align with AB130, which became effective in June 2025.

The Board unanimously tabled a motion on the fine and enforcement policy updates until the next meeting.

8. Governing Documents Amendments Discussion:

This time was set aside for the Board to discuss the maintenance matrix in relation to roof vents and central AC units. No Board action was necessary.

9. Rules and Regulations Updates:

This time was set aside for the Board to discuss whether they want a specific rule that prohibits grills and barbecues on the patios. The CC&Rs currently have a provision prohibiting anything that shall increase insurance or cancel insurance, which includes residents having grills on their patios. No Board action was necessary.

10. Architectural Committee Appointment:

This time was set aside for the Board to discuss whether to appoint an architectural committee who will have the authority to approve architectural applications for fence replacements in the Amaya section to prepare for the painting project.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board appointed the following Members to the architectural committee with the authority to approve architectural applications for fence replacements in the Amaya section only in preparation for the painting project: Carrie and Traci.

11. Ballasts Discussion:

Cosgrove Electric replaced some ballasts in the community. There are 23 more older ballasts in the community that have not been replaced.

Upon a motion duly made by Traci, seconded by Emily, and unanimously carried, the Board approved for Cosgrove Electric to purchase 23 more ballasts to be used when replacement is necessary not to exceed \$3,000.

12. Architectural Applications:

There were no architectural applications to review. No Board action was necessary.

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
Denise Howell 18	Stucco and earthquake insurance
Reena Earl 58	Clubhouse rentals
Robin Howell 22	Carport signs, kids on bicycles
Rose Howell 25	Amaya washing machine app issue
Rob Amaya 54	Gutter cleaning
Dan Howell 23	Parking
An owner	Question about the fence slat width rule
An owner	Question about the ramp in the Earl section

EXECUTIVE SUMMARY – The Board met in executive session prior to this general session meeting to discuss enforcement matters, delinquency, legal, and reports.

ADJOURN:

Upon a motion duly made, seconded, and unanimously carried, the Board approved to adjourn the meeting at 6:48 PM.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD JUNE 3, 2026**

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

Board Members Present: Carrie Weeks, President
Tracianne Capuchino, Member at Large
Robert Tomsick, Secretary
Chuck Abel (appointed at this meeting)

Board Members Absent: Emily Zimmerman, Treasurer

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

Approval of Minutes:

The Board discussed the May 6, 2026 general session minutes.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved the May 6, 2026 general session minutes with one amendment.

Financials:

1. **April 2026 Financials:**

The Board discussed the April 2026 financials.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved the April 2026 financials subject to yearend CPA review and in compliance with California Civil Code.

2. **Lien Approval:**

The following account is due for filing a lien:

APN	Amount due as of May 6
486-670-26-31	\$2,680

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved to file a lien on APN 486-670-26-31.

3. **Resolution:**

The Board discussed the resolution outlining items approved over \$10,000 at the last meeting.

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

BUSINESS

1. **Board Member Resignation and Appointment:**

(A) On 5/5/2026, Board Member Jared Mason, submitted his resignation from the Board of Directors in writing effective immediately.

Upon a motion duly made by Carrie, seconded by Rob, and unanimously carried, the Board accepted the resignation of Jared Mason from the Board of Directors.

(B) The Board may appoint a Member to the vacant Board seat for the remainder of the term, which expires in 2027. The owner of Amaya 60 submitted correspondence expressing interest in serving on the Board.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board appointed Chuck Abel, the owner at Amaya 60, to the vacant Board seat, which will expire in 2027. The appointment is effective immediately.

2. Pest Control Proposal Ratification:

(A) On May 11, 2026, the Board approved a proposal from Mt. Helix Pest Control for external rat trappings in the Howell section:

- Seal access points below #2 and #23 for \$160
- up to 30 day trapping by utility cabinets for \$410

This proposal was approved via an emergency.

Upon a motion duly made by Carrie, seconded by Traci, and carried with Board Member, Chuck, abstaining, the Board ratified the approval of the proposal submitted by Mt. Helix Pest Control for additional rat trappings in the Howell section for a total of \$570.

(B) The Board discussed a proposal from ServPro to perform additional pest control remediation in the Howell area for \$13,683.27.

Upon a motion duly made by Carrie, seconded by Traci, and carried with Board Member, Chuck, abstaining, the Board approved the proposal from ServPro for \$13,683.27.

3. Solar Repairs Ratification:

On May 11, 2026, Carrie and Emily approved a Do Not Exceed amount of \$750 for Del Sur Energy to assess and repair 3 faulty solar panel breakers.

Upon a motion duly made by Rob, seconded by Traci, and carried with Board Member, Chuck, abstaining, the Board ratified the approval of the Do Not Exceed amount of \$750 for Del Sur Energy to assess and repair 4 faulty solar panel breakers.

4. Fire Hydrant Replacement Proposals:

The Board discussed proposals for hydrant inspections and repairs:

Vendor	Job Description	Scope	Price
Davis Fire	Perform repairs following the annual fire hydrant flow test and inspection on 6 hydrants	• Install 6 blue dot reflectors • Raise five 2-barrel fire hydrants • Remove and install five 2 barrel fire hydrants • install 1 lid and valve sleeve	\$37,982 \$100

		uploading reports to the compliance engine (if applicable)	
Davis Fire	Perform repairs following the annual fire hydrant flow test and inspection on 6 hydrants at Earl 60	- remove and install one 2 barrel hydrant - raise 1 hydrant - install 1 lid and valve sleeve	\$8,442
Straight Edge Fire Protection	Replace the fire hydrant at Earl 60	- Replace the leaking hydrant - Replace the roadway sleeve - Add hydrant extension	\$7,483.89

Upon a motion duly made by Carrie, seconded by Traci, and carried with Board Member, Chuck, abstaining, the Board approved the proposal from Straight Edge Fire Protection to replace the hydrant at Earl 60 for \$7,483.89.

5. Hydrant Sinkhole Repairs Proposals:

The Board discussed proposals from ACP and Clean Earth to perform repairs to the concrete that is sinking where the hydrant was just replaced by the storage closet between the Amaya carport and the Howell section. The proposal from ProTec Building Services was not available.

Vendor	Scope	Price
ACP	- Proposing 2 separate protocols if needed. They will begin with protocol 1, and if needed, proceed with protocol 2. Both protocols need to be approved to proceed. - Protocol 1: remove 2'x2' of concrete, backfill and pour new concrete - Protocol 2: remove 9'x9' full section, backfill and pour new concrete	Protocol 1: \$2,300 Protocol 2: \$4,000
Clean Earth	Option 1: - Repair the concrete area surrounding the existing fire hydrant. - Saw cut the damaged concrete while protecting the existing underground metal water line - Demo 11 feet by 10 feet of concrete slab using a jackhammer. - Install ¾ inch crushed gravel and compact - Install 3 mil polyethylene vapor barrier - Install wood formwork for drainage - Drill into existing concrete 8-10 inches deep at 16 inch intervals and epoxy set ½ inch steel dowels - Install a water meter box - Pour 1.22 cubic yards of concrete	\$9,520.25
Clean Earth	Option 2: Remove 2'x2' section of the existing concrete slab	\$3,385.50

	• Install ¾ inch gravel base • Drill and install reinforced steel dowels • Pour concrete	
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Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved the proposal from ACP to perform repairs to the concrete that is sinking where the hydrant was just replaced by the storage closet between the Amaya carport and the Howell section not to exceed \$4,000.

6. Maintenance Hours Approvals:

(A) The Board discussed whether to approve 24 additional hours for ProTec Building Services to focus on stucco repairs needed in the Earl section. The hourly cost is \$71.66.

Upon a motion duly made by Traci, seconded by Carrie, and carried with Board Member, Chuck, abstaining, the Board approved 24 additional hours for ProTec Building Services to focus on stucco repairs needed in the Earl section for \$1,719.84.

(B) The Board discussed whether to approve additional hours for ProTec Building Services to repair the garage door #1 in carport #9. ProTec advised they would need 2 crew for 8 hours (total of 16 hours).

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved an additional 8 hours for ProTec Building Services to repair the garage door #1 in carport #9 for \$573.28. The additional 8 hours needed will come from regular maintenance hours.

7. Carport Roof Repairs Proposal:

Paradise Roofing submitted a proposal to repair some carport roofs:

Location	Scope	Price
Carport 10 A&B	Remove and replace damaged wood from termites and dry rot	\$2,900 for fascia and trim \$1,700 for the rafter Total: \$4,600
Carport 10Y	Replace rotted plywood and repair damage underneath	\$1,575
Carport 9B	Replace broken plywood	\$2,275
Total for All Work		\$8,450

Upon a motion duly made by Carrie, seconded by Traci, and carried with Board Member, Chuck, abstaining, the Board approved the proposal from Paradise Roofing to repair carports 10 A&B and Y for a total of \$6,175. In the same motion, the Board denied the proposal for carport 9B for \$2,275 because additional repairs are needed than the repairs proposed.

8. Wood Repairs Proposal in the Amaya Section:

The Board discussed an updated proposal from Pilot Paint that includes additional wood and stucco repairs in the carport areas. The proposal includes 14 residential buildings, 60 units, common area buildings, 8 carports, the pool equipment shed, and the

laundry/storage next to Amaya 35/40. The previous proposal included some repairs at carports 11, 12, 9, and 10. The updated proposal includes 8 carports. The total is \$23,500.

Upon a motion duly made by Carrie, seconded by Traci, and carried with Board Member, Chuck, abstaining, the Board approved the proposal from Pilot Paint to perform additional wood and stucco repairs in the Amaya section for \$23,500.

9. Retaining Wall Repairs Proposals:

The Board discussed proposals from ACP and Clean Earth to inspect and/or seal the retaining wall behind Howell 16.

Vendor	Scope	Price
ACP	• Prevent water damage and monitor the movement of the wall • Seal cracks at NW corner • Seal cracks in the patio area • Patch and seal stucco • Fill 3” cells of blocks with mortar	\$1,800
Clean Earth	Bid 1: • Seal all cracks along the rock wall and brick wall • Seal cracks at drywall • Seal wall cracks • Install a downspout holder Bid 2 • Drywall removal, inspection, putback, and repaint • Open 10 square feet of drywall to inspect on the opposite side of the mason wall • Put everything back once inspection is completed	\$1,784 \$3,679

Upon a motion duly made by Carrie, seconded by Traci, and carried with Board Member, Chuck, abstaining, the Board approved the proposal from Clean Earth to remove the drywall, inspect, and repair the drywall and paint for \$3,679.

10. Amperage Reports Discussion:

This time was set aside for the Board to discuss amperage. No Board action was necessary.

11. Fine and Enforcement Policy Updates:

This time was set aside for the Board to discuss whether to update the fine and enforcement policy to align with AB130, which became effective in June 2025.

The Board unanimously tabled a motion on the fine and enforcement policy updates until the next meeting.

12. Governing Documents Amendments Discussion:

This time was set aside for the Board to discuss the maintenance matrix in relation to roof vents and central AC units. No Board action was necessary.

13. Rules and Regulations Updates Discussion:

This time was set aside for the Board to discuss whether to add a provision to the Rules and Regulations limiting the width of the fence panels for owners who replace their wooden fences with vinyl via an architectural application.

Upon a motion duly made, seconded, and unanimously carried, the Board approved to update the architectural guidelines regarding vinyl fencing to add the following provision:

Fence slat width should be 7 ¼ inches wide with the exception for smaller slats if necessary to maintain the existing fence length.

14. Architectural Applications:

There were no architectural applications to review. No Board action was necessary.

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
Lisa from Howell 30	Budget questions
Michelle from Amaya 12	Recent water leak and repair questions and questions about the upcoming painting project
Dan from Howell 23	parking
Matt from Amaya 55	Budget questions
Cynthia from Earl 46	Neighboring construction and fence repairs
Rob from Amaya 54	Wetness on the concrete and a crack on the ceiling beam

EXECUTIVE SUMMARY – The Board met in executive session prior to this general session meeting to discuss enforcement matters, delinquency, legal, and reports.

ADJOURN:

Upon a motion duly made, seconded, and unanimously carried, the Board adjourned the meeting at 6:49 PM.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD MAY 6, 2026**

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

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

Board Members Absent: None

Vacant Board Seats: Vice President

Others Present: Kara Hanley and from 360 Community Management and 13 homeowners. Rachael Robenolt from 360 Community Management also attended from 6 PM – 6:25 PM.

APPROVAL OF MINUTES:

The Board discussed the April 1, 2026 general session minutes.

Upon a motion duly made by Carrie, seconded by Rob, and unanimously carried, the Board approved the April 1, 2026 general session minutes with some amendments.

FINANCIALS:

1. March 2026 Financials:

The Board discussed the March 2026 financials.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the March 2026 financials subject to yearend CPA review and in compliance with California Civil Code.

2. Lien Approval:

The following account was due for filing a lien:

APN	Amount due
486-670-26-25	\$1,547.21

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved to file a lien against APN 486-670-26-25.

3. Resolution:

The Board discussed the resolution outlining items approved over \$10,000 at the last meeting.

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

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.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved Unanimous Written Consent.

2. Wood and Metal Repairs and Payment Plan Option:

The Board discussed a proposal from Pilot Paint to perform wood and metal repairs along with the stucco repairs and painting in the Amaya section:

Scope	Price
Paint (approved at the last meeting)	\$118,500
Stucco (approved at the last meeting)	\$14,500
Stucco including wood and metal repairs (not yet approved)	\$20,700
Subtracting the stucco repairs, the wood and metal repairs cost is:	\$6,200
2 coats of paint + the lighter color on the fencing	\$8,000
Total for the entire paint, stucco, wood and metal repairs:	\$161,700

Upon a motion duly made by Emily, seconded by Carrie, and unanimously carried, the Board approved the proposals from Pilot Paint for wood and metal repairs in the Amaya section for an additional and the proposal for the lighter fencing color for a grand total of \$161,700.

The Board discussed the paint colors.

Upon a motion duly made by Emily, seconded by Carrie, and unanimously carried, the Board approved the following paint colors:

Fence: Desert Suede

Stucco: Desert Suede

Trim: Tea Bag

Pop out: Wooden Peg

Retaining Wall Repairs Proposals:

The Board discussed proposals from ACP and Clean Earth to repair the retaining wall behind Howell 16.

Vendor	Scope	Price
ACP	• Prevent water damage and monitor the movement of the wall • Seal cracks at NW corner • Seal cracks in the patio area • Patch and seal stucco • Fill 3" cells of blocks with mortar	\$1,800
Clean Earth	Bid 1: • Seal all cracks along the rock wall and brick wall	\$1,784

	• Seal cracks at drywall • Seal wall cracks • Install a downspout holder	
	Bid 2 • Drywall removal, inspection, putback, and repaint • Open 10 square feet of drywall to inspect on the opposite side of the mason wall • Put everything back once inspection is completed	\$3,679

The Board unanimously tabled a motion on the retaining wall proposals pending asking the owner whether he would be willing to allow a contractor entry to perform exploratory work inside the unit.

Budget Discussion:

This time was set aside for the Board to discuss whether to implement a mid-year increase and/or a special assessment.

Upon a motion duly made by Rob, seconded by Emily, and unanimously carried, the Board approved to increase the 2026 assessments the additional 12% and implement a 5% special assessment beginning in July 2026.

Regular Assessments will be as follows:

Number of Units Paying	2025 Assessments	8% increase implemented in January 2026 (current)	20% increase from 2025 – New assessment amount as of July 2026
42	\$436.11	\$470.99	\$523.33
76	\$443.56	\$479.04	\$532.27
32	\$449.09	\$485.01	\$538.90

Special assessments will be as follows:

Number of Units Paying	One lump sum per unit
42	\$282.59
76	\$287.42
32	\$291.00

Solar Loan Payoff Discussion:

The Board discussed whether to try and pay off the special assessment loan to avoid further interest charges.

Upon a motion duly made by Traci, seconded by Emily, and unanimously carried, the Board approved to pay off the special assessment loan in full to save approximately \$1,700 in interest.

SB 1007 Discussion:

The Board discussed SB 1007. SB 1007 is a senate bill that, if passed, will become effective in January 2027 and will restrict assessment increases to CPI. No Board action was necessary.

Fine and Enforcement Policy Updates:

This time was set aside for the Board to discuss whether to update the fine and enforcement policy to align with AB130, which became effective in June 2025. The Board discussed two different drafts. If an updated policy is approved, it will be submitted to the Membership for a 28-day review period prior to being formally adopted by the Board at the following general session meeting.

The Board unanimously tabled a motion on the Fine and Enforcement Policy Updates until the next meeting.

Fire Repairs Discussion:

The hydrant by Earl 60 is nonfunctioning. Davis Fire can excavate for discovery for \$4,500. Once they determine the issue, they will submit a proposal. In addition, Davis Fire can perform the 5-year testing for \$500 if the hydrant exploration is approved.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved the proposal from Davis Fire to perform excavation and discover at the hydrant by Earl 60 for \$4,500 and the additional \$500 for the 5-year testing on all other hydrants in the community.

Electrical Discussion:

The Board discussed the electrical load analysis performed by Cosgrove Electric. No Board action was necessary.

Architectural Applications:

1. The owner at Amaya 51 installed an AC unit and submitted an architectural application after installation. The owner also submitted an architectural application to repair the tap for the washer/dryer.

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 51 to keep the AC unit that was previously installed and upgrade the electrical panel and wiring not to exceed 80 amps and contingent upon a cover being installed around the AC unit with the paint color to match the new building colors, which will be Dunn Edwards Wooden Peg.

The owner of Amaya 36 submitted an architectural application to install an AC unit.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the proposal from the owner of Amaya 36 to install AC. The Board noted that this installation will put the unit at max amperage expansion and no further upgrades will be available to this unit in the future.

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
Lisa from Howell 30	Landscape spray days

Dan from Howell 23	Parking
Lloyd and Amanda from Earl 23	Special Assessment
Bryan from Earl 17	The police incident and rats
Ryan and Jenny from Earl 15	The police incident
Rob from Amaya 54	Damp patch in front of the sump pump
One other owner	Garage rental pricing increase

EXECUTIVE SUMMARY – The Board met in executive session prior to this general session meeting to discuss contracts, enforcement matters, delinquency, legal, owner correspondence, and reports.

ADJOURN: Upon a motion duly made, seconded, and unanimously carried, the Board approved to adjourn the meeting at 6:59 PM.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD APRIL 1, 2026**

CALL TO ORDER: The meeting was called to order at 6:01 PM.

Board Members Present: Carrie Weeks
Tracianne Capuchino
Jared Mason
Robert Tomsick
Emily Zimmerman

Board Members Absent: None

Others Present: Kara Hanley and from 360 Community
Management and 5 homeowners.

ORGANIZATIONAL SESSION

SELECTION OF OFFICER POSITIONS:

Upon a motion duly made by Carrie, seconded by Rob, and unanimously carried, the Board appointed the following Board members to the following Board seats:

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

ADJOURNMENT:

The meeting was adjourned immediately to the General Session.

GENERAL SESSION

APPROVAL OF MINUTES:

The Board discussed the March 4, 2026 general session minutes.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved the March 4, 2026 general session minutes with a couple amendments.

FINANCIALS:

1. February 2026 Financials:

The Board discussed the February 2026 financials.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the February 2026 financials subject to yearend CPA review and in compliance with California Civil Code.

2. End of the Year Financial Review and Taxes:

The Board discussed the end of the year financial review and taxes prepared by Sonnenberg.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board approved the end of the year financial review and taxes prepared by Sonnenberg.

3. **Resolution:**

The Board discussed the resolution outlining items approved over \$10,000 at the last meeting.

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

BUSINESS

1. **Painting and Stucco Repairs Proposals for Amaya:**

The Board discussed updated proposals from Pilot Paint and Primus and an older proposal from ProTech Paint to paint all buildings and carports and perform stucco repairs in the Amaya section of the community.

Vendor	Scope	Price
Pilot Paint	Stucco Repairs (updated scope)	\$14,500
Primus	Stucco Repairs (updated scope)	\$13,416
ProTech Paint	Stucco Repairs (prior scope)	
	Management Scope Only	\$32,800
	ProTech's Recommendations for Stucco	\$16,900
	Carport Retaining Wall Stucco Repairs	\$8,900
Pilot Paint	Painting Amaya	\$118,500
Primus	Painting Amaya + wood repairs	\$138,600
ProTech Paint	Painting Amaya	\$102,200

Upon a motion duly made by Rob, seconded by Carrie, and carried with Jared abstaining, the Board approved the proposals from Pilot Paint for stucco repairs and painting the Amaya section for \$133,000.

Howell Pipelining Proposal:

The Board discussed a proposal from Perry's Plumbing to line the pipes at Howell 1-8 for \$20,754.

Upon a motion duly made by Jared, seconded by Carrie, and unanimously carried, the Board approved the proposal from Perry's Plumbing to line the pipes at Howell 1-8 for \$20,754 contingent upon asking the contractor why they need inside units and to ask how much damage the contractor will create inside the units.

Amperage Discussion in Howell:

This time was set aside for the Board to discuss whether to reallocate amperage in the Howell section.

Upon a motion duly made by Carrie, seconded by Emily, and carried with Jared abstaining, the Board approved to distribute 15 amps to Howell 19-30 up to 45 amps total per unit contingent upon ensuring Cosgrove Electric provides a written assessment that the area can handle the amperage changes.

Zinsco Panel Discussion:

The Board discussed a report from Cosgrove from February 2025 outlining the electrical loads in the Earl section. No Board action was necessary.

Budget Discussion:

This time was set aside for the Board to discuss whether to implement a mid-year increase and/or a special assessment. The Board will begin the process of implementing a special assessment and will discuss at the next meeting. No Board action was necessary.

Locksmith Discussion:

This time was set aside for the Board to discuss whether to hire a locksmith to open and re-key the office in the Amaya pool area. No Board action was necessary.

Howell Pool Light Replacement Ratification:

In March 2025, the Board approved for Aqua Diamond Pool to replace the Howell pool light and fixture for \$1,400. This decision was made via a safety emergency.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board ratified the approval of the proposal from Aqua Diamond Pool to replace the Howell pool light for \$1,400.

Fine and Enforcement Policy Updates:

This time was set aside for the Board to discuss whether to update the fine and enforcement policy to align with AB130, which became effective in June 2025. The Board unanimously tabled a motion on the fine and enforcement policy updates until the next meeting.

Parking in Howell Discussion:

An owner suggested converting one of the four parking spaces in front of the Howell section to a loading/unloading only parking space.

Upon a motion duly made by Emily, seconded by Jared, and unanimously carried, the Board approved to convert one of the 4 parking spaces in front of Howell to a loading/unloading parking space.

Carport 13 Repairs Proposal:

The Board discussed correspondence from a representative at Paradise Roofing regarding the roof repairs at Carport 13 that took place last year. Additional drains can be added for \$1,200 per drain.

Upon a motion duly made by Carrie, seconded by Emily, and unanimously carried, the Board denied the proposal from Paradise Roofing to install additional drains at Carport 13 for \$1,200 per drain.

Tree Trimming Proposal:

The Board discussed a proposal from Green Horizons to trim a juniper, a pepper, and a Mexican Fan palm for \$1,850. No Board action was necessary.

Updated Rules and Regulations Regarding Storage Adoption:

On February 24, 2026, the updated Rules and Regulations regarding storage costs and number available to rent was submitted to the Membership for a 28-day review period. Two homeowners commented.

Upon a motion duly made by Jared, seconded by Emily, and unanimously carried, the Board formally adopted the updated Rules and Regulations regarding storage. The policy is effective immediately.

Architectural Applications:

1. The owner at Amaya 51 installed an AC unit and submitted an architectural application after installation.

Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board denied the architectural application submitted by the owner of Amaya 51 to keep the AC unit that was already installed. The application was denied because the Association needs a report from an electrician that shows the AC unit will not exceed maximum allowable amperage of 80 amps for the entire unit (not just the AC unit).

2. The owner at Earl 26 submitted an architectural application to replace the wooden fence.

Upon a motion duly made by Carrie, seconded by Rob, and unanimously carried, the Board approved the architectural application submitted by the owner of Earl 26 to replace the fence contingent upon ensuring the owner will paint the fence the Association's brown color and the owner will paint both sides of the shared fence between this unit and the neighbor's unit.

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
Lisa at Howell 30	Pest control spray notice
Michelle at Amaya 12	Architectural process request

EXECUTIVE SUMMARY – The Board met in executive session prior to this general session meeting to discuss enforcement matters, correspondence, budget discussion, delinquency, legal, and reports.

ADJOURN: Upon a motion duly made, seconded, and unanimously carried, the Board approved to adjourn the meeting at 7:00 PM.

After Management left the meeting at 7:00 PM, the Board recorded the following items addressed in homeowner forum:

- Dennis from Amaya 36 wanted to inform us about rats getting into his car and causing damage.
- Michelle from Amaya 12 asked about whether she needed an architectural request to replace her AC if it is just like for like.
- Robin from Howell 22 advised that rat problem at Howell has gotten worse
- Rob from Amaya 54 advised there is still some dampness near front of his unit in the mornings.
- Jared from Howell 16 commented on the weeds throughout property. As well as cracks in the retaining wall for Howell 16 & Howell 30.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD MARCH 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
Robert Tomsick, Secretary

Board Members Absent: Emily Zimmerman, Treasurer

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

ANNUAL ELECTION AND MEMBERSHIP MEETING

VOTE BY ACCLAMATION:

There were fewer or the same number of candidates running for the Board of Directors as there were positions open. Therefore, the Board opted to vote by acclamation.

Upon a motion duly made by Traci, seconded by Jared, and unanimously carried, the Board approved to vote in the following candidates by acclamation to the vacant Board seats for terms of 2 years: Carrie Weeks and Emily Zimmerman.

GENERAL SESSION

APPROVAL OF MINUTES:

The Board discussed the February 4, 2026 general and executive minutes.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved the February 4, 2026 general session minutes with some amendments. The Board unanimously tabled a motion on the executive minutes until the next meeting.

FINANCIALS:

1. January 2026 Financials:

The Board of Directors discussed the January 2026 financials.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved the January 2026 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.

Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board approved to reimburse the reserves over 10 months beginning in March 2026 with the monthly payment amount of \$3,601.60. The total amount is \$36,016.02.

3. Investment Recommendations:

The Board discussed investing some reserve funds into short term CD's through Morgan Stanley.

Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board approved the following actions:

Invest \$100,000 into a 3-month CD, \$100,000 into a 6-month CD, and \$100,000 into a 9-month CD, all at approximate rates of 3.75%.

BUSINESS

1. Painting Project Discussion:

This time was set aside for the Board to discuss what paint colors to choose for the Amaya section. No Board action was necessary.

2. Stucco Repairs Hours Allocation:

The Board discussed whether to approve additional hours for ProTec Building Services to focus on stucco repairs in the Earl and Howell sections. ProTec Building Services charges \$71.66/hour.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved an additional 24 maintenance hours for ProTec Building Services to perform additional stucco repairs in the Earl and Howell sections in the amount of \$ 1,719.84.

3. Ballast Discussion:

The Board discussed whether to have an electrician change the ballasts that are damaged throughout the community. There are a total of 26 ballasts.

Upon a motion duly made by Jared, seconded by Rob, and unanimously carried the Board approved a Do Not Exceed amount of \$500 for Cosgrove Electric to replace the lights at the ballasts that are most damaged.

4. 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 actual cost was \$480. This item was tabled at the last meeting. The work was completed in November 2025.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board ratified the approval of up to \$700 for Green Horizons to grade the landscape area outside of Howell 13.

5. Carport Beam and Pony Wall Repairs Proposals:

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

ACP: \$11,500

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

Upon a motion duly made by Jared, seconded by Carrie, and unanimously carried, the Board approved the proposal from Clean Earth Restoration to repair the carport beam and replace the pony wall at the Amaya carport for \$12,096.50.

6. Amaya 59 Waterproofing Ratification:

On 2/23/2026, the Board approved a proposal from ACP to waterproof the wall at Amaya 59 for \$7,200 via an emergency due to water damage.

Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board ratified the approval of the proposal from ACP to waterproof the wall at Amaya 59 for \$7,200.

7. Roof Repairs Proposal:

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

Upon a motion duly made by Carrie, seconded by Jared, and unanimously carried, the Board approved the proposal from Paradise Roofing to repair the carport roof at 14H for \$2,595.

8. Landscape Proposals:

The Board discussed proposals from Green Horizons Landscape:

Location	Scope	Price
Earl 26-30	Trench	\$2,000
Howell 13	Install drainage	\$2,420
Earl 43	Install drainage	\$2,495

Upon a motion duly made by Carrie, seconded by Traci, and carried with Jared abstaining, the Board approved the proposal from Green Horizons to install drainage at Earl 43 for \$2,495.

The Board unanimously tabled a motion on the trenching proposal for \$2,000 and the drainage proposal for \$2,420 indefinitely.

9. Architectural Applications:

The owner of Earl 35 updated their architectural application that was previously approved because they are required to replace the zinsco electrical panel.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved the updated architectural request to include replacing the zinsco electrical panels with the following conditions:

- The owner must notify all owners who will be affected by a power shut off
- The owner works with the City to obtain permits and provide the permit documents with the engineering review to Management
- SDGE provides written approval
- The City provides final approval
- The power level at all units stays the same

- The owner provides the license of the contractor who will be performing the work

The owner of Earl 57 submitted an architectural application to install a new security screen door.

Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved the architectural application submitted by the owner of Earl 57 to install a security screen door.

The owner of Howell 14 submitted an architectural application to replace windows and doors, and to paint the front door, install a mailbox, and install house numbers. These items were already installed.

Upon a motion duly made by Jared, seconded by Carrie, and unanimously carried, the Board approved the architectural application submitted by the owner of Howell 14 to replace windows and doors and perform various other installations.

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
Jared from Howell 16	Stucco issues, retaining wall issues, drain issues, and the Howell pool light is out.
Chuck from Amaya 60	Landscaping. The owner would like to provide the Association with plant material and ask that the Association pay to install the plants. Upon a motion duly made by Carrie, seconded by Traci, and unanimously carried, the Board approved for the Association landscapers to install the plant material that Chuck will donate to the community under maintenance hours.
Dan from Howell 23	Request for a parking space to be converted to loading and unloading only.

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, seconded, and unanimously carried, the Board approved to adjourn the meeting at 7:00 PM.

Attested: _____ Date: _____

**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:

Rental	Current Cost	New Cost
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:

Location	Scope	Price
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:

Location	Scope	Price
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.

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

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:

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

Vendor	Location	Scope	Price
Pilot Painting July 2, 2025	Howell, Earl and Amaya + carports	Remove damaged stucco surfaces, repair damaged areas. Lath, scratch and texture two	\$78,430

		coats, v groove cracks and patch them, prime all areas. Breakdown per unit included in proposal.	
Pilot Painting July 2, 2025	Amaya only + carports	Same scope as above	\$50,270
ProTech Paint August 21, 2025	Amaya only (option for carports)	- OPTION 1 Remove damaged stucco, repair, lath, scratch and texture two coats, v groove cracks and patch, prime with dry-lock - OPTION 2 to repair bottom of walls, apply torolock, re-stucco - OPTION 3 to plaster and stucco 660 square feet of carport retaining walls	Option 1 \$32,800 Option 2 \$16,900 Option 3 \$8,900
AD Magellan September 30, 2025	Amaya only + carports	- Remove damaged stucco, new metal lath, bonding, stucco, v groove cracks and patch. Primed with drylock primer - Wood separations will be reattached, including termite damaged areas. - Stucco and foundation cracks will be patched - Apply 1 coat	\$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.

Vendor + bid submittal date	Location	Scope	Price
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	- Repaint exterior stucco walls, masonry walls, fascia boards, eaves, window wood trim and front doors - EXCLUSIONS: security screen doors, custom doors installed by homeowners, added structures and enclosed patio rooms installed by homeowners and fencing (homeowner patio fencing)	\$130,000
Precision March 24, 2025	Howell, Amaya, and Earl + carports	- One coat of paint - 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) - Includes masonry and stucco (building stucco, slump stone building walls, chimneys) - Front doors and utility doors - Metal (gutters and downspouts, flashing) - Iron (staircase railings and stringers, walkway railings) - Carport surfaces, iron fences, iron handrails, wood fences (both sides) - EXCLUSIONS: security screen doors, light fixtures, light poles, roof elements	\$338,800
Pilot Painting March 31, 2025	Howell, Amaya, and Earl + carports	Wood (siding, trim, fascia, garage doors and frames, plywood, eaves, window trim, storage cabinets, fencing,	\$316,500

		support posts, overhangs, carport structures and supports, lids, and gates) • Stucco, slumpstone, block • 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) • Doors (entry and utility) and jambs • Trash enclosures, bollards, monument signs/pool houses, gates, light standards, handrails, common area fencing • EXCLUSIONS: owner added trellises, gates, patio covers, awnings, security doors, window bars.	
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	• Proposal includes exterior masonry, exterior metal, entry and utility doors (2 coats) • Wrought iron • Exterior wood and doors (entry and utility) EXCLUSIONS: wood replacement, siding replacement, inside patio fencing	\$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.

Location	Scope	Price
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.

Homeowner	Item Discussed
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:

Location	Scope	Price
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.

Homeowner	Item Discussed
Jenny and Ryan Gordon from Earl 15	• Requested stucco repairs at their unit

	• Questions about an architectural application
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: _____