PEPPER TOWNEHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING HELD MARCH 11, 2026

CALL TO ORDER:
The meeting was called to order at 6:05 PM.
The meeting was called to order again at 7:21 PM.

Board Members Present:	Robert Reed – Vice President Ashley Borja-Meyer – Treasurer Anthony Evans - President Rhonda Bellavia – Member at Large Matthew Benner – Member at Large
Board Members Absent:	None
Vacant Board Seats:	Member at Large Secretary
Others Present:	Kara Hanley from 360 Community Management and 8 homeowners

OPEN FORUM:
This time was set aside for owners present to address the Board. Owners discussed architectural processes, contracts, and vacant Board seats.

APPROVAL OF MINUTES:
The Board discussed the Open & Executive Session minutes from the January 14, 2026 meetings.

Upon a motion duly made by Ashley, seconded by Robert, and unanimously carried, the Board approved the January 14, 2026 general and executive meeting minutes with one amendment.

FINANCIALS:
The Board discussed the financials for January and February 2026.

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

UNANIMOUS WRITTEN CONSENT:
At previous meetings, all Board members in attendance approved the Unanimous Written Consent, which gives quorum of the Board authority to approve emergency decisions between meetings. Unanimous Written Consent must be approved by all Board members. Board Member Matthew was absent at the meetings where all other Board members approved.

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

RULES AND REGULATIONS REGARDING THE DOG RUN ADOPTION:
On January 27, 2026, owners were mailed a copy of the Rules and Regulations regarding the Dog Run Area to the Membership for a 28-day review period. No homeowners commented on the proposed Dog Run Rules.

Upon a motion duly made by Ashley, seconded by Robert, and unanimously carried, the Board formally adopted the Dog Run Rules. The Rules are effective immediately.

FINE AND ENFORCEMENT POLICY ADOPTION:
On January 27, 2026, owners were mailed a copy of the draft Fine and Enforcement Policy to the Membership for a 28-day review period. Two homeowners commented on the proposed Fine and Enforcement Policy.

Upon a motion duly made by Anthony, seconded by Robert, and unanimously carried, the Board formally adopted the Fine and Enforcement Policy. The Policy is effective immediately.

ZONE ZERO DISCUSSION:
Board Member, Ashley, met with the Fire Marshall and discussed Zone Zero laws to the Members present. No Board action was necessary.

TREE REMOVAL PROPOSAL:
The Board discussed a proposal from Green Horizons to remove 4 diseased trees for $11,800. The Board also discussed an opinion from the landscaper that the trees can also be treated rather than removed for $450/tree/treatment. The treatment does not necessarily cure the tree, and an assessment will need to be done in the summer to determine whether additional treatments are needed for each tree.

Upon a motion duly made Matthew, seconded by Robert, and unanimously carried, the Board approved the proposal from Green Horizons to remove 4 diseased trees for $11,800.

STUMP REMOVAL AND TREE INSTALLATION PROPOSALS:
At the last meeting, the Board approved a proposal from Green Horizons to stump grind and install 2 trees at 7827 for $1,875. However, with the Zone Zero laws becoming effective soon, the work did not take place.

Upon a motion duly made by Ashley, seconded by Robert, and unanimously carried, the Board denied the proposal from Green Horizons to perform stump grinding and tree installation for $1,875.

LANDSCAPE RETAINING WALL PROPOSAL:
The Board discussed a proposal from Green Horizons to replace the retaining wall by Rancho Fanita Drive between the Association's landscape area and the City sidewalk for $8,390.

The Board unanimously tabled a motion on the retaining wall proposal until the next meeting.

BLOCK WALL AND SIDEWALK REPLACEMENT PROPOSAL:
The Board discussed proposals to remove and replace the sidewalk and retaining wall and install brow ditches. ACP provided an updated proposal to remove 60 linear feet of sidewalk for $7,500 and install a vinyl fence for $11,000. The Board noted that 60 linear feet is approximately half of the area.

The Board unanimously tabled a motion on the block wall and sidewalk replacement proposal until the next meeting.

INSURANCE PAYMENT PLAN DISCUSSION:
The CA Fair Plan offers an option of monthly payments without major finance charges. The installment fee is $4.50/month.

Upon a motion duly made by Robert, seconded by Ashley, and unanimously carried, the Board approved to pay the CA Fair Plan insurance policy monthly with the monthly installment fee in the amount of $4.50.

RE-ROOFING PROPOSALS:
The Board discussed proposals to replace the roofs at 7891, 7895, 7787, 7881, 7883, and 7885. The Board also discussed proposals to replace the carport roof and to replace the roof at 7855 that was damaged from a homeowner's contractor.

Vendor	Scope	Price
Alta	Carport Roof at 7787	$20,425
Alta Roofing	7891, 7895, 7787, 7881, 7883, and 7885	$253,870
Diversified Roofing	7891 7895 7787 7881 7883 7885 TOTAL	$51,800 $29,500 $37,000 $37,000 $37,000 $29,500 $221,800
Paradise Roofing	7891, 7895, 7787, 7881, 7883, and 7885	$185.040
Alta Roofing	7855 full building	$53,700
Paradise Roofing	7855 full building	$41,285
Paradise Roofing	7855 E and F only	$11,000

Upon a motion duly made by Ashley, seconded, Rhonda by and unanimously carried, the Board approved the proposal from Paradise Roofing to re-roof 6 buildings for $185,040.

Upon a motion duly made by Ashley, seconded by Robert, and unanimously carried, the Board approved the proposal from Paradise Roofing to re-roof the entire building at the 7855 building for $41,285

The Board unanimously tabled a motion on the carport roof replacement proposal.

DOG RUN LOCK PROPOSAL:
The Board discussed a proposal from Alpine Fence to install a single hole lock box for $1,525. If approved, once this lock box is installed, the Association will need to hire a locksmith to set the lock to the pool key. It will be lock in/lock out.

The Board unanimously tabled a motion on the dog run lock proposal.

ZINSCO PANEL UPDATE:
Level III Members were given a final deadline to replace their Zinsco panels no later than December 31, 2025 and provide proof to Management that they have done so. One homeowner asked for an extension. No Board action was necessary.

ARCHITECTURAL APPLICATIONS:
The owner of 7855 F submitted an architectural application to install solar.

Upon a motion duly made by Ashley, seconded by Robert, and unanimously carried, the Board approved the architectural application from the owner of 7855 F to install solar contingent upon waiting for the roof to be replaced first.

The owner of 7863 E submitted an architectural application to replace the existing AC unit.

Upon a motion duly made by Robert, seconded by Matthew, and unanimously carried, the Board approved the architectural application submitted by the owner of 7863 E contingent upon ensuring that the PVC pipe is painted to match the building's stucco color and the owner provides the contractor's license.

BOARD MEMBER APPOINTMENT DISCUSSION:
The Board did not have time to discuss this agenda item. No Board action was necessary.

EXECUTIVE SUMMARY – It was announced to the Membership present that the Board met in executive session immediately prior to this general session meeting to discuss delinquency, owner correspondence, enforcement matters, legal, and walkthrough notes.

A motion was made, seconded, and carried to adjourn the meeting at 7:12 PM.
The meeting was adjourned again at 7:23 PM.

Attested: ________________________________ Date: ________________