PEPPER TOWNEHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING HELD MAY 13, 2026

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

Board Members Present:	Robert Reed – Vice President Ashley Borja-Meyer – Treasurer Anthony Evans - President Rhonda Bellavia – Member at Large
Board Members Absent:	Matthew Benner – Member at Large
Vacant Board Seats:	Member at Large Secretary
Others Present:	Kara Hanley from 360 Community Management and 9 homeowners

OPEN FORUM:
This time was set aside for owners present to address the Board. No Board action was necessary.

APPROVAL OF MINUTES:
The Board discussed the Open & Executive Session minutes from the March 11, 2026 meetings.

Upon a motion duly made by Robert, seconded by Anthony, and unanimously carried, the Board approved the March 11, 2026 general and executive meeting minutes as presented.

FINANCIALS:
The Board discussed the financials for March and April 2026.

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

FINANCIAL REVIEW AND TAXES RATIFICATION:
The Board approved the end of the year financial review and taxes prepared by Sonnenberg between meetings due to a timeframe emergency on April 27, 2026.

Upon a motion duly made by Rhonda, seconded by Robert, and unanimously carried, the Board ratified the approval of the end of the year financial review and taxes prepared by Sonnenberg.

POOL FURNITURE ALLOCATION DISCUSSION:
The Board discussed whether to allocate funds to purchase new pool furniture.

Upon a motion duly made by Robert, seconded by Anthony, and unanimously carried, the Board approved a Do Not Exceed amount of $1,000 to replace broken pool furniture.

TRASH INCREASE PROPOSAL:
Mr. Janitorial will charge an extra $50/month to remove the trash in the dog run area. They have been removing the trash in this area since March 18, 2026.

Upon a motion duly made by Ashley, seconded by Robert, and unanimously carried, the Board approved for Mr. Janitorial to remove the trash in the dog run area for $50/month.

LANDSCAPE PROPOSALS:

- Green Horizons can take ice plant clippings from elsewhere in the community and install them into the mulched area behind the dog run area for $750.

Upon a motion duly made by Ashley, seconded by Robert, and unanimously carried, the Board approved the proposal from Green Horizons to install ice plants for $750.

- The Board discussed a proposal from Green Horizons to install two pepper trees where the 2 trees in the middle of the driveway at level 5 were removed for $1,475

Upon a motion duly made by Robert, seconded by Ashley, and unanimously carried, the Board approved the proposal to install 2 pepper trees for $1,475 contingent upon walking with the landscapers to advise them exactly where the Board wants them installed and ensuring the diseased trees are removed before these trees are installed.

- The Board discussed a proposal from Green Horizons to grade the swale at level 3 and install river rock cobble between the two driveways for $2,250 to mitigate a drainage issue.

The Board unanimously tabled a motion on the swale grading proposal until the next meeting.

- 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 replacement proposal until the next meeting.

LANDSCAPE IRRIGATION MONTHLY ALLOCATION DISCUSSION:
This time was set aside for the Board to discuss allocations for irrigation repairs. No Board action was necessary.

INSURANCE RENEWAL PROPOSAL:
The Association's commercial package through Liberty Mutual renews on May 15, 2026.

Coverage Type	This Year's Premium	Last Year's Premium
Terrorism	$241	$209
158 Units Covered	$17,827	$15,451
Swimming Pools covered	$6,298	$5,459
Total	$24,125	$21,119
Installment cost per installment for auto-withdraw	$3	$3

Installment cost per installment for non auto-withdraw	$11	$11

Upon a motion duly made by Robert, seconded by Ashley, and unanimously carried, the Board approved the proposal from Liberty Mutual for the insurance renewal package.

ZONE ZERO DISCUSSION:
This time was set aside for the Board to discuss Zone Zero. No Board action was necessary.

BLOCK WALL AND SIDEWALK REPLACEMENT PROPOSAL:
The Board discussed an updated proposal from ACP to remove and replace the sidewalk and remove the block wall and replace it with vinyl fencing. ACP provided 2 options:

Option 1: the removal and replacement covers the length of the buildings only from the sidewalk between 7881 and 7883 on the east side only where the sidewalk and wall angles at the west end of the building meet. This option includes replacing approximately 110 linear feet. Option 1 is in the amount of $34,500.

Option 2: In addition to the scope in option 1, the replacement will continue along the angled portion of the sidewalk and block wall, ending at the stairs leading to the lower level, connecting the new vinyl fencing with the existing vinyl fencing to not leave a gap of block wall between these areas. This option includes replacing approximately 130 linear feet. Option 2 is in the amount of $40,800.

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

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 until the next meeting.

ARCHITECTURAL APPLICATIONS:

- The owner of 7879 D submitted an architectural application on 4/6/2026 to install solar. The Board approved the application on April 15, 2026 via an emergency due to the timeframe.

- The owner of 7857 D submitted an architectural application to replace the sliding glass door with French doors on 4/6/2026. The Board approved the application on April 15, 2026 via an emergency due to the timeframe.

- The owner of 7827 H submitted an architectural application to replace the back door, windows, and security screen door on April 7, 2026. The Board approved the application on April 15, 2026 via an emergency due to the timeframe.

Upon a motion duly made by Ashley, seconded by Anthony, and unanimously carried with Robert abstaining only on the architectural application submitted by the owner of 7857 D, the Board ratified the approval of all of the above listed architectural applications.

BOARD MEMBER APPOINTMENT DISCUSSION:
The Board discussed vacancies on the Board of Directors. No Board action was necessary.

SLAB CRACK REPAIR PROPOSAL:
The Board discussed a proposal from ACP to fill and repair the cracked slab at 7883 C for $3,900. Alternatively, Morgan Structural, a structural engineer, provided a proposal to investigate and provide a report on the crack for $2,750.

Upon a motion duly made by Robert, seconded by Ashley, and carried with Rhonda abstaining, the Board approved the proposal from ACP to repair the slab for $3,900.

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 6:51 PM.

Attested: ________________________________ Date: ________________