PEPPER TOWNEHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING HELD JULY 8, 2026

CALL TO ORDER:
The meeting was called to order at 6:02 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 10 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 May 13, 2026 meetings.

Upon a motion duly made by Ashley, seconded by Anthony, and unanimously carried, the Board approved the May 13, 2026 general and executive meeting minutes as presented.

FINANCIALS:
The Board discussed the financials for May 2026.

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

INVESTMENT RECOMMENDATIONS:
The investment recommendations consider what is left on the painting project and what is left on the roofing project, and it also assumes funds for the upcoming zone zero fencing project at level 5. 360 Community Management recommends the following:

$150,000 six month CD at 3.95%
$100,000 one year CD at 4.05%
$150,000 two year CD at 4.15%
$100,000 three year CD at 4.2%
$100,000 five year CD at 4.3%

The above recommendations would leave $49,000 liquid in the money market account plus the monthly reserve allocation of $21,762.25.

The Board unanimously tabled a motion on the investment recommendations until the next meeting.

DRAFT LEVEL III RESERVE STUDY:
The Board discussed the draft level III reserve study prepared by Barrera. The Board unanimously tabled a motion on the draft level III reserve study until the next meeting.

LIEN AUTHORIZATION:
There was one account due for filing a lien:

APN	Amount owed
386-300-38-02	$4,238.90

Upon a motion duly made by Ashley, seconded by Robert, and unanimously carried the Board approved to file a lien on 386-300-38-02.

BOARD MEMBER APPOINTMENT:
This time was set aside for the Board to discuss whether to appoint a Member to the vacant Board seat with a term up in 2027.

Upon a motion duly made by Anthony, seconded by Matthew, and unanimously carried the Board appointed Seth Wilensky to the vacant Board seat that is up for election in 2027.

MAINTENANCE HOURS INCREASE DISCUSSION:
This time was set aside for the Board to discuss whether to increase maintenance hours.

The Board unanimously tabled a motion on the maintenance hours increase discussion until the next meeting.

POOL REPAIRS PROPOSALS:
The Board discussed proposals submitted by Aqua Diamond:

SCOPE	PRICE
Proposal 1: Joint sealant installation Joint sealant installation Skimmer replacement	 $1,200 $450 $2,400 TOTAL: $4,050
Proposal 2: Joint sealant installation Joint sealant installation Concrete patch/repair	 $1,680 $2,200 $1,200 TOTAL: $5,080

Upon a motion duly made by Rhonda, seconded by Ashley, and unanimously carried, the Board approved the proposal from Aqua Diamond for joint sealing and concrete repairs at the pool on level 3 for $5,080.

The Board unanimously tabled a motion on the proposal from Aqua Diamond to perform sealing and replacing the skimmer at level 1 until the next meeting.

TRASH DISCUSSION:
This time was set aside for the Board to discuss trash. No Board action was necessary.

LIGHTING MAINTENANCE AND REPAIRS PROPOSALS:
The Board discussed the following lighting proposals:

Vendor	Scope	Price
Horizon Lighting	Troubleshoot and relamp 25+ lighting outages The Board noted that some of these lights are homeowner responsibility	Not to exceed $1,500
Horizon Lighting	Once per month nighttime lighting inspection	$49.95 + materials (can do twice per month inspections for double the monthly price)
Kennedy Electric	Can repair select lights	$120/hour (fixtures billed additionally)

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

LANDSCAPE PROPOSAL:
The Board discussed a proposal from Green Horizons to install bender board around the dog run area to ensure the mulch does not seep out from under the fence for $975.

The Board unanimously tabled a motion on the proposal from Green Horizons to install bender board around the dog run area for $975.

ZONE ZERO DISCUSSION AND PROPOSALS:
The Board discussed a proposal from Alpine Fence to replace the fencing at level 5 per Zone Zero. There are two options:

1. Only the ends of each building (4 fence panels) for $4,750 for each end, total $9,500
2. Fencing that runs from the garages to the building for $23,625 – this price is per building, and there are 2 buildings on level 5

The Board unanimously tabled a motion on the zone zero fence proposals until the next meeting.

BLOCK WALL AND SIDEWALK REPLACEMENT DISCUSSION:
The Board discussed correspondence submitted by Board member, Rhonda, and the soils engineering report from 2024.

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.

PAINTING PROPOSALS:
The Board discussed proposals from ProTech Painting, Primus, and Pilot to paint 7855, 7857, 7893, and 7897 buildings.

Vendor	Scope	Price
ProTech	• Paint in total 34 units	$61,800
Primus	• All buildings include stucco body to building, carport wood ceilings, storage doors, all exterior wood to building eaves, fascia, rake, shingle siding and hardie board siding, and metal balcony railings, gutters and downspouts with one coat of paint • 7855, 7 units and 7 carports • 7857, 7 units with 7 carports • 7893, 10 units with 10 garages • 7897, 10 units with 10 garages • Storage • TOTAL	 $12,550 $12,550 $1,690 $17,690 $800 $61,280
Pilot	• 34 units, 4 buildings • Garages and carports associated with these buildings.	$62,400

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

ANNUAL ELECTION AND MEMBERSHIP MEETING – INSPECTOR PROPOSAL:
Because one of the three candidates running for the election was appointed to the vacant Board seat up in 2027, there are now only 2 candidates running in the 2026 annual election and membership meeting. Therefore, the Board will vote by acclamation to fill the seats at the next meeting. No Board action was necessary.

JANITORIAL INCREASE REQUEST:
Mr. Janitorial requests an increase to $475/month beginning in September 2026.

Upon a motion duly made by Ashley, seconded by Anthony, and unanimously carried, the Board approved the increase from Mr. Janitorial to pay $475/month beginning in September 2026.

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 7:24 PM.

Attested: _____ Date: _____