PEPPER TOWNEHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING HELD SEPTEMBER 9, 2026
GENERAL AND ORGANIZATIONAL SESSIONS

CALL TO ORDER:
The meeting was called to order at 6:03 PM.

Board Members Present:	Robert Reed – Vice President Ashley Borja-Meyer – Treasurer (left at 6:35) Anthony Evans – President Rhonda Bellavia – Member at Large Seth Wilensky Matthew Benner – Member at Large Randy Alfaro (arrived at 6:15 PM)
Board Members Absent:	None
Vacant Board Seats:	None
Others Present:	Kara Hanley from 360 Community Management and 8 homeowners

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 Ashley, seconded by Robert, and unanimously carried, the Board approved to vote in the following candidates by acclamation to the vacant Board seats for terms of 3 years: Rhonda Bellavia and Randy Alfaro.

ORGANIZATIONAL SESSION:
Selection of Officer Positions:
Upon a motion duly made by Ashley, seconded by Rhonda, and unanimously carried, the Board appointed the following Board members to the following Board seats:

Robert Reed – Secretary (term ends in 2027)
Ashley Borja-Meyer – President (term ends in 2028)
Anthony Evans – Vice President (term ends in 2028)
Rhonda Bellavia – Treasurer (term ends in 2029)
Matthew Benner – Member at Large (term ends in 2028)
Seth Wilensky – Member at Large (term ends in 2027)
Randy Alfaro – Member at Large (term ends in 2029)

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 July 8, 2026 meetings.

Upon a motion duly made by Robert, seconded by Ashley, and carried with Board Member, Randy Alfaro, abstaining, the Board approved the July 8, 2026 general and executive meeting minutes as presented.

FINANCIALS:
The Board discussed the financials for June, July and August 2026.

Upon a motion duly made by Ashley, seconded by Rhonda, and carried with Board Member, Randy Alfaro, abstaining, the Board approved the June, July and August 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 reserve study until the next meeting.

DRAFT 2027 BUDGET:
The Board discussed the draft 2027 budget.

The Board unanimously tabled a motion on the draft 2027 budget until the next meeting.

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

APN	Amount owed
386-300-36-35	$3,114.80

Upon a motion duly made by Robert, seconded by Anthony, and carried with Board Member, Randy Alfaro, abstaining, the Board approved to file a lien on APN 386-300-36-35.

MID-YEAR INCREASE PER SB 1007 DISCUSSION:
The Board discussed whether to do a mid-year increase per SB1007 that may pass. If the senate bill becomes law, it will be effective in January 2027. If the Board does want to do a mid-year increase, the Board can vote to approve up to $642/unit/month.

Upon a motion duly made by Anthony, seconded by Rhonda, and carried with Board Member, Randy Alfaro, abstaining, the Board denied a mid-year increase in assessments.

BUSINESS
POOL SOLAR INSPECTION PROPOSAL:
The Board discussed a proposal from Del Sur Energy to perform an inspection of the photovoltaic solar system at pool 1 for $250/hour.

Upon a motion duly made by Robert, seconded by Rhonda, and carried with Board Member, Randy Alfaro, abstaining, the Board approved a Do Not Exceed of $500 (max 2 hours) for Del Sur Energy to perform a pool solar inspection on level 1.

COMPLETED PAINT PROJECT DISCUSSION:
This time was set aside for the Board to discuss the paint work that was done by Pilot Paint in the carport areas. No Board action was necessary.

ROOF INSPECTION AND MAINTENANCE PROPOSALS:
The Board discussed proposals from Alta and Paradise Roofing to perform annual inspections and maintenance on all roofs excluding the roofs that were replaced this year, which are 7855, 7881, 7883, 7885, 7887, 7891, and 7895.

Vendor	Scope	Price
Alta Roofing	• Inspect, seal, and paint all roof penetrations • Clean roof of debris • Clean out all gutters	$21,305
Paradise	• Inspect, seal, and paint all roof penetrations • Clean the entire roof of debris • Clean out all gutters	$24,000

Upon a motion duly made by Anthony, seconded by Matthew, and carried with Board Member, Randy Alfaro, abstaining, the Board approved the proposal from Alta Roofing to perform annual roof inspections and maintenance for $21,305.

POOL RULES DISCUSSION:
The Board discussed whether to amend the pool hours.

Upon a motion duly made by Matthew, seconded by Robert, and carried with Board Member, Randy Alfaro, abstaining, the Board approved to amend the pool rules:

- The current Rule reads as follows:

  No one is permitted in the pool area between the hours of 10 PM and 8 AM.

- The proposed new rule reads as follows:

No one is permitted in the pool area between the hours of 8 PM and 8 AM seven days per week.

LIGHTING MAINTENANCE AND REPAIRS PROPOSALS:
The Board discussed a lighting maintenance proposal.

Vendor	Scope	Price
Horizon Lighting	Once per month nighttime lighting inspection	$49.95 + materials (can do twice per month inspections for double the monthly price)

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

LANDSCAPE PROPOSALS:

(A) 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.

(B) The Board discussed a proposal from Green Horizons to install eleven 5-gallon nandinas and 8 yards of mulch on the left side of the entrance to level 5 as you enter the community for $2,420.

The Board unanimously tabled a motion on the proposal from Green Horizons to install nandinas for $2,420.

Additional Bait Station Installation Proposal:
The Board discussed a proposal from Mt. Helix to install another bait station for $30 with a monthly maintenance of $3 to be installed by 7895 G.

Upon a motion duly made by Anthony, seconded by Robert, and carried with Board Member, Randy Alfaro, abstaining, the Board approved the proposal from Mt. Helix to install another bait station for a one-time installation fee of $30 + a $3/month fee for maintenance.

ARCHITECTURAL APPLICATIONS:
The owner of 7859 F submitted an incomplete architectural application on 6/9/2026 to install solar. Management requested the additional information that was not received.

Upon a motion duly made, seconded, and carried with Board Member, Randy Alfaro, abstaining, the Board denied the solar installation application because it was incomplete. The owner may resubmit and include the following documents:

- The name of the contractor performing the installation
- The contractor's license
- The contractor's insurance listing Pepper Townehomes as additionally insured
- The $600 application fee

- Neighbor signatures from all neighbors in the building
- A site survey showing equitable allocation
- The owner will also be reminded that upon the need for roof repairs or roof replacements performed by the Association, the owner will be responsible for scheduling and all costs associated with removing and reinstalling the solar system.

The owner of 7681 E submitted an architectural application to install a plastic shed on the patio.

Upon a motion duly made by Robert, seconded by Anthony, and carried with Board Member, Randy Alfaro, abstaining, the Board denied the application because plastic sheds will not be in compliance with the new Zone Zero laws.

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. In addition, the Board approved foreclosure on APN 386-300-38-02 and APN 386-300-37-05.

The meeting was adjourned at 7:30 PM.

Attested: _____ Date: _____