

**PEPPER TOWNEHOMES ASSOCIATION**  
**BOARD OF DIRECTORS MEETING HELD MARCH 1, 2023**

Community Manager Rachael Robenolt called the meeting at 6:03 p.m. Board members present via Zoom were Robert Reed, Jim McCorkle, Ashley Borja, Tina Wick, Anthony Evans & Richard Wallace. Manager Rachael Robenolt was also present from 360 Community Management. Several homeowners were also present, including 9 that had not registered prior to the meeting.

**OPEN FORUM:** Letti noted that she thinks that the HOA should hold meetings in person. Carrie noted that there are trees that that are hitting her window.

**APPROVAL OF MINUTES:** The Board reviewed the Open & Executive Session minutes from the January 2023 meeting. After discussion, Jim moved to approve the minutes as presented. Robert seconded, vote was ayes, motion carried.

**GOVERNING DOCUMENT NEXT STEPS:** Management noted that 37 of the needed 119 ballots had been returned. After discussion, Robert moved to approve an extension of the voting until April 17, 2023, if quorum is not met by the current March 10<sup>th</sup> deadline. Ashley seconded, vote was all ayes, motion carried.

**FINANCIALS:** The Board reviewed the financials for December 2022 – January 2023. After discussion, Jim moved to approve the financials reports as submitted, subject to the CPA's year-end review, and in accordance with the California Civil Code. Robert seconded, vote was ayes, motion carried.

**FINANCIAL REVIEW:** The Board reviewed the draft 2022 financial review, completed by Sonnenberg. Jim moved to approve the draft for distribution to the membership. Robert seconded, vote was all ayes, motion carried.

**APPROVAL OF LIENS:** The Board reviewed a notice of intent to lien for parcel # 386-300-38-36. A motion was made and seconded to approve the lien. Vote was all ayes, motion carried. It was resolved that the Board authorizes that lien be recorded on the property in the event that payment in full is not received by the deadline imposed in the Intent to Lien letter.

**PAINTING:** The Board reviewed the proposals for painting of the 7835 & 7839. Management noted that there are still two more bids that we are waiting on, and that ProTec did not bid based on the scope of work. After discussion, Jim moved to table the issue until the May meeting, with revisions needed to the existing proposals.

**GUTTER CLEANING:** The Board reviewed the proposals for gutter cleaning throughout the community. After discussion, the Board agreed to table the issue until a list of units to be cleaned can be obtained from 360.

**RULE CHANGE:** The Board reviewed the draft leash rule change. After discussion, Jim moved to approve the rule for distribution to the membership for the required 28 day review. Robert seconded, vote was all ayes, motion carried.

**ELECTION BY ACCLIMATION:** Management noted that the decision to hold an election by acclimation, in the event that there are no more candidates than open Board positions, must be made on an annual basis. After discussion, Jim moved to approve an election by acclimation for 2023. Robert seconded, vote was all ayes, motion carried.

**PLAYGROUND MULCH:** The Board reviewed the proposal for playground mulch. Management suggested that the installation of the new mulch should wait until the playground inspection report is received/reviewed, so that any repairs do not disturb the new mulch. Ask if the barriers will be put upright during this process.

**TREES:** The Board reviewed the proposal to install an additional Pepper tree at the slope on Level 3. After discussion, the issue was tabled.

The Board reviewed the quotes from Green Horizons for tree trimming. After discussion, the Board agreed that the 3 year plan from 2020 would be followed, and that the ash tree trimming that wasn't done in 2022 would be tabled.

It was noted that the arborist said that we could get SDGE remove trees along Rancho Fanita, that are under the power lines.

**RETAINING WALL:** The Board reviewed the proposal to remove the old railroad tie edging along Rancho Fanita, at Level 5, and replace them with a new retaining wall. After discussion, management was requested to obtain a revised quote for the curb, and only the section of the wall where the railroad tie is falling into the sidewalk.

**ARCHITECTURAL APPLICATIONS:** The Board reviewed the architectural application for a new patio cover at unit 62. After discussion, Robert moved to approve the application as presented, with the condition that they must provide the contractors insurance. Jim seconded, vote was all ayes, motion carried.

A motion was made, seconded, and carried to adjourn the meeting at 6:56 p.m.

The next meeting will be held on May 3, 2023.

**EXECUTIVE SESSION SUMMARY:**

The Board addressed disciplinary actions, contract issues, and delinquency issues.

Attested: \_\_\_\_\_ Date: \_\_\_\_\_