

Pepper Townhomes Association

REGULAR MEETING MINUTES

May 8, 2019

CALL TO ORDER

The Association President called the meeting to order at 6:30 PM in the offices of PHOAC located at 8181 Mission Gorge Road in San Diego, CA 92120.

ATTENDANCE

Directors Present

President: Robert Reed
Secretary: Ashley Borja
Director: Carrie Barong
Director: Tina Wick

Directors Absent

Vice President: Mike Dayton
Treasurer: Jim McCorkle
Director: Rhonda Bellavia

Others Present:

Joseph G Apparito, CCAM with PHOAC, Inc., and two (2) unit owners.

HOMEOWNER FORUM

The unit owners in attendance were present to discuss their account with the Board of Directors. The Board and the unit owners met on this matter during the executive meeting held immediately after this meeting.

MEETING MINUTES

Upon a motion duly made, seconded and unanimously carried, the Board approved the March 13, 2019 Regular Meeting minutes as presented.

Upon a motion duly made, seconded and unanimously carried, the Board approved the March 13, 2019 Executive Meeting minutes as presented in which the Board met with a unit owner upon their request, held due process violation hearings and reviewed the violation log.

FINANCIAL REPORTS

Upon a motion duly made, seconded and unanimously carried, the Board accepted the February 2019 and March 2019 financial reports as presented.

2018 Independent Financial Review: The Board reviewed a draft 2018 Independent Financial Review prepared by Terry J. Tagwerker CPA. A motion was duly made, seconded and unanimously carried to approve the draft as presented.

Delinquencies:

The Board reviewed the current delinquency report. No action was taken at this time.

COMMITTEE REPORTS

Architectural Report: There were no improvement applications submitted this period.

Landscape Report:

The Board reviewed a report for this period with no other action needed. The Board reviewed a proposal from Green Horizons to install one (1) Pepper Tree and two (2) 15 gallon shrubs alongside of building 7859. Upon a motion duly made, seconded and unanimously carried, the proposal was approved for a cost of \$725.00.

The Board reviewed a proposal from Green Horizons to install one (1) Pepper Tree on the slope in front of 7835-C. Upon a motion duly made, seconded and unanimously carried, the proposal was approved for a cost of \$350.00.

Maintenance Report:

The Board reviewed a maintenance list provided by management from an inspection performed on 4/19/2019. No other action was taken or needed at this time.

UNFINISHED BUSINESS

Damaged Asphalt Replacement Review: The Board reviewed a spreadsheet of recommended asphalt replace and maintenance items provided by the asphalt consultant's. Upon a motion duly made, seconded and unanimously carried, the board approved the recommendations as submitted. The asphalt consultant will use this spreadsheet to obtain competitive proposals.

Building Painting Proposals: The Board reviewed competing proposals to prep and paint all wood fascia and wood trim on the 7819, 7823 and 7827 buildings. Upon a motion duly made, seconded and carried, the Board approved the proposal from Superior Painting & Construction for a cost of \$10,081.00.

NEW BUSINESS

FHA Community Recertification: The Board reviewed competing proposals to recertify the community with FHA. Upon a motion duly made, seconded and unanimously carried, the Board approved the proposal from the Condo Approval Processing Company of America for a cost of \$499.00.

2019 Annual Meeting & Election: The meeting is scheduled for Wednesday 9/11/2019 in the offices of Professional HOA Consultants. Three Board seats are up for election with a term of 3 years. The Board unanimously agreed to appoint the management company as Inspector of Elections. Candidate forms will be distributed the week of 6/17/2019.

Vehicle Parking Enforcement Review: The Board reviewed the vehicle parking guidelines and is currently satisfied with Reliant Parking. No action was taken or needed at this time.

Homeowner Communications: The Board reviewed all correspondence submitted this period. No other action was needed at this time.

MANAGEMENT REPORTS

Work Order Log: The Board reviewed the work order log. There was no Board action required.

Property Inspection: The Board reviewed the property inspection report generated from the April 19, 2019 property inspection. There was no Board action required.

Next Meeting Date: The next meeting will be held on Wednesday, July 10, 2019 at 6:30 PM in the offices of Professional HOA Consultants, Inc.

ADJOURNMENT

With no further business to come before the Board, the Regular meeting was adjourned at 7:15 pm.

Respectfully submitted,

Board Secretary Signature

Date