

**PEPPER TOWNEHOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING HELD JANUARY 8, 2025**

Community Manager Rachael Robenolt called the meeting at 6:03 p.m. Board members present via Zoom were Robert Reed, Ashley Borja, Jim McCorkle, Anthony Evans, & Rhonda Bellavia. Manager Rachael Robenolt was also present from 360 Community Management.

**OPEN FORUM:** Owners were present to complain about the concrete repairs and parking.

Lisa was present to ask about the scope of work for the concrete. It was noted that the section on level 3 that was done today that wasn't supposed to be done until tomorrow. Trash on the 4<sup>th</sup> wasn't picked up at all locations. She also asked about the dog park location.

Letti was present to note that the 7839G gate is falling apart, she noted it as the gate that leads to the street.

Carolyn was present to ask whether they can tandem park while the work is being done.

**APPROVAL OF MINUTES:** The Board reviewed the Open & Executive Session minutes from the November 2024 meeting. After discussion, Robert moved to approve the minutes as amended Ashley seconded, vote was ayes, motion carried.

**FINANCIALS:** The Board reviewed the financials for October - November 2024. 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.

**APPROVAL OF LIENS:** The Board reviewed a notice of intent to lien for parcel #'s 386-300-36-32, 386-300-36-02 & 386-300-36-35. A motion was made and seconded to approve the liens. Vote was all ayes, motion carried. It was resolved that the Board authorizes that liens be recorded on the properties in the event that payment in full is not received by the deadlines imposed in the Intent to Lien letters.

**SOILS/BLOCK WALL/ENGINEERING:** The Board reviewed the additional proposals for work along the 7889 building. Jim noted that he is opposed to doing any of the work. Ashley is in favor of the wall removal. Additional proposals are being solicited.

**ZINSCO PANELS:** The Board reviewed the draft letter options regarding the Zinsco panels. After discussion, Jim moved to approve option #2 for distribution to the level 3 owners. Robert seconded, vote was all ayes, motion carried.

**DOG PARK RULES:** The Board reviewed the draft dog park rules. After discussion, Robert moved to approve the draft rules for distribution to the membership for the required 28 day review. Jim seconded, vote was all ayes, motion carried. It was noted that there should be a spring closer on the gate.

**LIGHTING:** The Board reviewed the proposal from Horizon Lighting for lighting issues. After discussion, Robert moved to approve the quote, for only the tall pole lights. Ashley seconded, vote was all ayes, motion carried.

**2025 PAINTING:** The Board reviewed the scope of work from Jim for the 2025 painting. After discussion, Robert moved to approve the scope and for Management to begin soliciting proposals for painting of 11 buildings. Ashley seconded, vote was all ayes, motion carried.

The Board discussed the current guest parking processes.

The Board noted that Costco has loungers for \$160.00. After discussion, Anthony moved to approve not to exceed \$750.00 for new furniture. Jim seconded, vote was all ayes, motion carried. Robert & Ashley will look at both levels for needed items.

The Board discussed submetering, and the previous attempts to do this.

**TREE REMOVAL & PLANTING :** The Board reviewed the proposals regarding tree removals and trimming. After discussion, Ashley moved to approve the proposals from Green Horizons to plant the two jacarandas, and to remove the liquid amber. Robert seconded, vote was all ayes, motion carried.

Management will ask Green Horizons for a proposal for a replacement for the liquid amber, with the same tree that is already in that area, further down the hill.

Jim noted there hasn't been a bill for the solar pool heater in level 1, and inquired as to whether the repairs were ever made. Jim noted that Jeremy will be meeting with Solare with for the photovoltaic system.

Jim noted we should continue to pester Eagle for the sealcoat dates.

Ashley noted that the SDGE replaced asphalt has pitting. Management noted that Monty stated that he doesn't have any concerns about the pitting. Management was requested to have Monty look at it in person.

A motion was made, seconded, and carried to adjourn the meeting at 7:15 p.m.

**EXECUTIVE SESSION SUMMARY:**

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

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