

**PEPPER TOWNEHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING HELD SEPTEMBER 24, 2024**

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

OPEN FORUM: One owner present noted that the vines that are in front of their unit that are taking over the doors, etc.

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

FINANCIALS: The Board reviewed the financials for June - August 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.

Jim moved to approve the purchase of a seven to ten non-callable CD (whichever is available), in the amount of \$150,000. Rhonda seconded, vote was all ayes, motion carried.

Ashley asked that the 7831 building be on the rotation with the other level 1 buildings, after it is painted in 2025.

RESERVE STUDY: The Board reviewed the draft reserve disclosure for 2024. After discussion, Jim moved to approve the reserve study as presented. Robert seconded, vote was ayes, motion carried.

2025 BUDGET: The Board reviewed the draft 2025 budget. After discussion, Jim moved to approve the budget, with a \$31.00 increase in dues. Anthony seconded, vote was ayes, motion carried.

BLOCK WALL: The Board reviewed the proposal for the block wall along Rancho Fanita. The issue was tabled pending additional proposals.

ZINSCO PANELS: The Board discussed the data that had been received regarding the Zinsco panels. Robert will obtain bids for his own panels. Ashley will contact the city for information regarding the permits.

DOG PARK: The Board discussed the data that had been received regarding a dog park. After discussion, Management was requested to obtain quotes for the removal costs of the landscaping, etc. for a dog run. Additionally, Management was requested to draft a rule amendment that would allow for immediate fines for off leash dogs. Also needed are costs for a for sign with rules, and two dog waste stations (one behind 7863 and one behind 7861).

SOILS ENGINEER: Management reported that bids have solicited for sidewalk replacement, as well as the other items in the soils report. Management has made multiple attempts to contact the original vendors, they are currently seeking alternate vendors.

FIRE HYDRANT REPAIRS: Management noted that they have determined that Padre Dam is responsible for the fire hydrant. Management was requested to determine if Padre Dam ever test the fire hydrants.

BALCONY TOPCOATS: The Board reviewed the proposal for topcoat (deck waterproofing) for 7 units, to be done on a rotating basis, starting with Level 1. After discussion, Jim moved to approve the proposal from ACP. Robert seconded, vote was all ayes, motion carried. 360 will need to do an inventory/list of the balconies.

PARKING: The Board discussed the reserved parking spaces. The Board was requested to direct anyone to 360 if they want to be added to a waiting list for a parking space.

MAINTENANCE: The Board reviewed the photo of the split rail fence in need of repair. After discussion, Ashley moved to have the split rail removed. Robert seconded, vote was all ayes, motion carried.

OVERSEEDING: The Board reviewed the proposal for overseeding. After discussion, Robert moved to approve the proposal from Green Horizons. Ashley seconded, vote was all ayes, motion carried.

ARCHITECTURAL APPLICATIONS: The Board reviewed the application from 7867C for solar. Management noted that this is a revised application. After discussion, Robert moved to approve the application, with the condition that the battery be placed inside the patio fence. Ashley seconded, vote was all ayes, motion carried.

It was noted that the architectural applications should require notification when a project is completed.

The Board discussed the asphalt project. The Board agreed that the guest parking can be used for the displaced units for each section.

A motion was made, seconded, and carried to adjourn the meeting at 7:25 p.m.

EXECUTIVE SESSION SUMMARY:

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

Attested: _____ Date: _____