



Pepper Townhomes Association

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MEETING OF THE BOARD OF DIRECTORS WEDNESDAY, JANUARY 8, 2025, 6:00 P.M. VIA TELEPHONE & ZOOM

The Zoom link is available on the Pepper website at www.peppertownhoa.com.

AGENDA

I. CALL TO ORDER

II. OPEN FORUM – Owners will be limited to 3 minutes

III. APPROVAL OF MINUTES - November 2024

IV. FINANCIAL

1. Review & approve October - November 2024 financials
2. Lien approval – parcel #386-300-36-32, 386-300-36-02, 386-300-36-35
3. CD's – as needed

V. UNFINISHED BUSINESS

1. Soils/block wall/engineering – review additional proposals
2. Zinsco panels – review draft owner letter(s)
3. Dog park rules – review draft

VI. NEW BUSINESS

1. Lighting – review proposal
2. 2025 painting
3. Parking
4. Pool hours/furniture
5. Submetering

VII. LANDSCAPING

1. Tree planting/removal
 - i. Jacarandas
 - ii. Liquid Amber

VIII. ARCHITECTURAL APPLICATIONS

1. As needed

EXECUTIVE SESSION - IMMEDIATELY PRECEDING THE OPEN SESSION MEETING

This meeting is closed to the membership per Civil Code §4935

I. NEW BUSINESS

1. Contracts
2. Walkthrough
3. Legal
4. Homeowner correspondence – review (as needed)
5. Delinquencies

II. ADJOURN