



# Pepper Townhomes Association

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## MEETING OF THE BOARD OF DIRECTORS WEDNESDAY, MARCH 12, 2025 , 6:00 P.M. VIA TELEPHONE & ZOOM

The Zoom link is available on the Pepper website at [www.peppertownhoa.com](http://www.peppertownhoa.com).

### AGENDA

#### I. CALL TO ORDER

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

#### III. APPROVAL OF MINUTES - January 2025

#### IV. FINANCIAL

1. Review & approve October - November 2024 financials
2. Lien approval – parcel # 386-300-37-31
3. CD's – as needed
4. Reserve study – review proposal

#### V. UNFINISHED BUSINESS

1. Dog park – discussion
2. Zinsco panels – discussion – review FAQ's

#### VI. NEW BUSINESS

1. Carport wood repairs – review proposals
2. Light pole replacement – review proposal
3. Tot lot inspection – review proposal
4. Common area drain jetting – review proposal
5. Solar inverter – ratify approval
6. Solar – other discussion

#### VII. LANDSCAPING

1. Trees – eucalyptus maintenance
2. Pre-emergent – review proposal

#### 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. Homeowner correspondence – review
2. Legal
3. Contracts
4. Walkthrough
5. Delinquencies
  - a. Foreclosures

#### II. ADJOURN