



Pepper Townhomes Association

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**MEETING OF THE BOARD OF DIRECTORS
TUESDAY, SEPTEMBER 24, 2024, 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 - July 2024

IV. FINANCIAL

1. Review & approve June – August 2024 financials
2. Reserve study – review & approve
3. Draft 2025 budget – review & approve

V. UNFINISHED BUSINESS

1. Block wall – review proposal
2. Zinsco panels – status of survey
3. Dog park – status of survey
4. Soils issues – status

VI. NEW BUSINESS

1. Fire hydrant repairs – review proposal
2. Balcony topcoats – review proposal
3. Parking – discussion
4. Maintenance
 - i. Split rail fence

VII. LANDSCAPING

1. Overseeding – review proposals

VIII. ARCHITECTURAL APPLICATIONS

1. Solar

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
 - i. Cornerstone
4. Homeowner correspondence – review (as needed)
5. Delinquencies
 - i. Payment plan
 - ii. Foreclosure

II. ADJOURN