

**PEPPER TOWNEHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING HELD JULY 9, 2025**

Community Manager Rachael Robenolt called the meeting at 6:01 p.m. Board members present via Zoom were Robert Reed, Ashley Borja, Anthony Evans, Rhonda Bellavia & Ryan Steinbrecher. Manager Rachael Robenolt was also present from 360 Community Management. Several owners were also present.

OPEN FORUM: Miguel from 7863E was present to read his letter regarding the dog park.

Julie from 7857F was present to ask about the level 3 oil. Anthony noted that we feel like we know who is responsible, but we are still trying to definitively determine that.

APPROVAL OF MINUTES: The Board reviewed the Open & Executive Session minutes from the May 2025 meeting. After discussion, Anthony moved to approve the minutes as presented. Ashley seconded, vote was ayes, motion carried.

FINANCIALS: The Board reviewed the financials for April – May 2025. After discussion, Rhonda moved to approve the financials reports as submitted, subject to the CPA's year-end review, and in accordance with the California Civil Code. Ryan seconded, vote was ayes, motion carried.

ZINSCO PANELS: Management noted that 18 units have replaced their panels. Management will send another notice out to the remaining owners, indicating that they could be fined for failure to replace the panels.

PAINTING: The Board reviewed the proposals for the 2025 painting. After discussion, Management suggested that they could approach Pilot and see if they will come down on their pricing at all. After discussion, Ashley moved to approve the proposal from Pilot, if they will come down in price to \$106,000, otherwise the proposal from PrimeCo will be approved. Anthony seconded, vote was all ayes, motion carried.

Management will email the reserve information for painting.

TOT LOT: The Board reviewed the report and proposal from ProTec, regarding the tot lot. After discussion, Ashley moved to approve the proposal from ProTec. Ryan seconded, vote was all ayes, motion carried.

ROOF INSPECTIONS: The Board reviewed the proposals for roof maintenance. Management noted that they are waiting for another quote. After discussion, Robert moved to table the issue until the September meeting. Ryan seconded, vote was all ayes, motion carried.

ARCHITECTURAL: The Board reviewed the application for replacement of the A/C/furnace at 7859-I. After discussion, Robert moved to approve the application, so long as Pepper Townhomes is added as Additional Insured. Anthony seconded, vote was all ayes, motion carried.

Anthony moved to allow up to \$1,000 for the purchase of new pool furniture. Ashley seconded, vote was all ayes, motion carried.

Robert noted that there was someone from SDGE was onsite noting which units have changed their Zinsco panels out.

A motion was made, seconded, and carried to adjourn the meeting at 6:30 p.m.

EXECUTIVE SESSION SUMMARY:

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

Attested: _____ Date: _____