

PEPPER TOWNEHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING HELD MAY 8, 2024, 2024

Community Manager Rachael Robenolt called the meeting at 6:04 p.m. Board members present via Zoom were Robert Reed, Jim McCorkle, Ashley Borja, Anthony Evans, & Rhonda Bellavia. Manager Rachael Robenolt was also present from 360 Community Management.

OPEN FORUM:

Owners Carolyn & Julie were here just to listen.

Ashley wanted to note that the 7827 end unit is still leaking. She also noted that there is a hole in the back of her unit that needs to be repaired.

Robert moved to have JC inspect the unit from the outside, if possible, then send a letter with the demand for repairs or a date that the HOA will be entering the unit to make the needed repairs. Ashley seconded, vote was all ayes, motion carried.

Ashley also noted that the landscapers are skipping buildings. She noted that there are a few buildings that have not been trimmed in quite some time. Management will ask them for the trimming rotation schedule.

She noted that there are gophers in the grass near the playground at level 4, and on level 5.

APPROVAL OF MINUTES: The Board reviewed the Open & Executive Session minutes from the March 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 February – March 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.

APPROVAL OF LIENS: The Board reviewed a notice of intent to lien for parcel # 386-300-36-08. A motion was made and seconded to approve the lien. Vote was all ayes, motion carried. It was resolved that the Board authorizes that a lien be recorded on the property in the event that payment in full is not received by the deadline imposed in the Intent to Lien letter.

ASPHALT MANAGEMENT: The Board reviewed asphalt consultants' findings. After discussion, Jim moved to approve AMC to move forward with the bidding process for asphalt. Robert seconded, vote was ayes, motion carried.

SOILS ENGINEER: The Board reviewed the soils engineer findings. It was noted that the report did not anticipate any failure of the slopes, but did provide recommendations. Management was requested to obtain quotes from ACP for the wall and the sidewalks, as well as have Green Horizons investigate appropriate types of plants for the slopes.

Ashley noted that the hill in question is where there are rats destroying the vegetation. Management will ask Mt. Helix to inspect the slopes for evidence of rodent activity.

INSURANCE: The Board reviewed the proposal for insurance from Berg. Michael Berg has reported that he hopes to have a better quote before the renewal date (5/15/24), that may offer better coverage. After discussion, Jim moved to approve the current quote for insurance, only if a better policy (more coverage for a reasonable cost) is not available by the renewal date. Robert seconded, vote was all ayes, motion carried.

Ashley moved to authorize Jim and Anthony to make the decision as to whether or not any new policy will qualify as a better quote, not to exceed an additional an increase that would not trigger a special assessment, for a minimum of \$7.5 million in additional coverage. Jim seconded, vote was all ayes, motion carried.

Jim moved to pay the any insurance premium in full using reserve funds, to avoid several thousand dollars in finance charges. It was noted that the reserve funds will be paid back from operating funds within 12 months. Ashley seconded, vote was all ayes, motion carried.

CD PURCHASES: Taking into account the needed funds for insurance and upcoming projects, Jim moved to approve the purchase of a 3 month, \$125,000 CD, subsequent to making the insurance decision, minus the difference in the proposed insurance premium, if any. Robert seconded, vote was all ayes, motion carried.

PAINTING: The Board reviewed the proposals for painting of the 7819, 7823 & 7827 buildings and garages. After discussion, Jim moved to approve the proposal from Pilot Painting. Ashley seconded, vote was all ayes, motion carried. Ashley noted that she thinks that the balcony railings should be painted every two years or some other accelerated schedule.

PRESSURE REGULATOR: Ashely moved to ratify the previously approved pressure regulator replacement by JC Plumbing. Robert seconded, vote was all ayes, motion carried.

TREE TRIMMING PLAN: The Board reviewed the revised proposal for the three year tree trimming plan. After discussion, it was noted that the ash trees were trimmed in 2023 and shouldn't be done in 2024 again.

ROOFING FOLLOW UP : The Board reviewed the request regarding the roof at 7867C, as well as the response & proposal from Paradise Roofing. After discussion, based on input from the licensed roofer, Jim moved to deny the request repair the roof. Robert seconded, vote was all ayes, motion carried.

The Board discussed installing a new tree at the 7859 building, to the left of the ash tree, if facing away from the building, with the intention of removing the large ash at some point. Management was requested to look at the 7859 carport area to see if there is any damage there from the tree.

A motion was made, seconded, and carried to adjourn the meeting at 7:15 p.m.

EXECUTIVE SESSION SUMMARY:
The Board addressed disciplinary actions, contract issues, and delinquency issues.

Attested: _____ Date: _____