



Pepper Townhomes Association

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MEETING OF THE BOARD OF DIRECTORS

WEDNESDAY, NOVEMBER 13, 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. BOARD MEMBER APPOINTMENT

III. APPOINTMENT OF OFFICERS

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

V. APPROVAL OF MINUTES - September 2024

VI. FINANCIAL

1. Review & approve September 2024 financials
2. CTA compliance
3. 2024 financial review – review proposal
4. Lien approval – parcel #386-300-37-27
5. CD's

VII. UNFINISHED BUSINESS

1. Soils/block wall/engineering – review proposals/table
2. Zinsco panels – update
3. Dog park – proposals

VIII. NEW BUSINESS

1. Online elections – options
2. Gutters – review proposals

IX. LANDSCAPING

1. Tree removals
 - i. Juniper
 - ii. Ash

X. ARCHITECTURAL APPLICATIONS

1. Windows
2. Doors

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
 - i. Foreclosure

II. ADJOURN