

**MVHOA #2 minutes for regular board meeting**  
**October 10th, 2022, at 7pm, Pool 8550 Lynx Rd 92126**

Board Attendees.

Present: Robert Berg (President), Deb McManus (Vice President), Brendan Duggan (Treasurer), Predrag Markovic (Secretary), Cyndy Bell (Director), Fidencio Pampo (Director).

Present: Mary Rogers (Accountant)

**Meeting called to order** by Robert at 7:07pm

**Approval of Minutes**

Brendan moved to approve minutes of September's regular meeting. Deb seconded. Motion carried.

**Financial reports**

**1. Treasurer's Report**

Finances

Checking:	\$14,894.02
Savings:	\$71,457.34
Income:	\$ 6,991.56
Expenses:	\$ 9,883.38
Transfer:	\$ 429.53

Bank charge of \$2.00 for excess transactions reversed.  
Documents for tax prep and audit delivered to Sonnenberg.

**2. Accountant's Report**

\$2,900.00 is ready to be deposited on October 11<sup>th</sup>.  
Cleared 5 non cashable checks from the last month.  
Have 2 checks without signature, in process.  
Accounts receivable were presented.  
4 accounts are delinquent for 2 payments past. Certified letter was sent in September.  
29 accounts are delinquent for one payment.

Fidencio moved to approve financial reports. Deb seconded. Motion carried.

**Correspondence/Homeowner Comments**

All key cards requested over summer were delivered.

**Old Business**

1. Lawn maintenance, Deb

Met with Taylor and Luis about broken sprinkler head, overwatering, underwatering. Due to Taylor's personal reasons, Luis is taking over his work in October.

Robert tested the sprinkler system. Some programs did not turn on the sprinklers at all. Some zones work for 8-10 minutes, some up to 22 minutes. Luis has been working to fix the sprinkler system.

Bushes were trimmed.

Grass got dormant. Asked landscape for a quote to overseed with winter grass.

2. Landscaping, planting tree on the corner of Andromeda and Lynx

Landscaping company is looking for a tree and considering installing a drip system to water it.

Landscaping company is going to provide the tree for free.

3. Pool maintenance

Several items: damaged pool bottom, shaky rails, some tiles are not sited very well, protruding edges of some filter boxes.

Deb will follow up with deck and pool vendor.

4.Pool maintenance. Replacing pool temperature monitor.  
In process. Fidencio following up.

5.Election, results.  
In process, Deb

### **New Business**

1.Start lien process for accounts two payment delinquent  
Brendan moved to authorize the law firm of Green Bryant & French, LLP to file a lien for delinquent accounts MV2-5196, MV2-5314, MV2-5476 and MV2-5550. Predrag seconded. Motion carried.

2.Updating election rules, adding election by acclamation  
Predrag moved to ask GBF to draft updated election rules at a cost that doesn't exceed \$295.00. Brendan seconded. Motion carried.

3.Pool monitors  
Carl will be the only pool monitor during the off season. The payment will be switched from bi-weekly to monthly.

4.Pool hours  
Switching to wintertime schedule will start on November 1<sup>st</sup>. The pool will be closed at 6pm.

5.Advertise for new pool monitors in the Winter and Spring newsletters.  
The plan is to advertise for new pool monitors in Winter and Spring newsletters.

6.Newsletter for fall mailing  
Sending reviewed financial statement by October 20.  
Brendan moved to spend up to \$1000.00 for printing and mailing the newsletter. Cyndy seconded. Motion carried.

7.Christmas decoration contest  
The Christmas decoration contest will have gift card prizes of \$50, \$25 and \$25.

8. New additional requirements for pool signs.  
The signs need to have information about pool address, emergency phone number 911 and nearest emergency service. Fidencio will follow up.

9. Meeting with Board members and D.C  
Action from September Board special meeting.  
Cyndy and Brendan had been working to schedule a meeting with homeowner D.C MV2-5428.

### **Next Meeting**

Regular meeting on November 14th, 7pm, at Deb's house.

### **Adjournment**

Cyndy moved to adjourn the meeting at 7.42pm. Brendan seconded. Motion carried.

Minutes made by Predrag Markovic  
pmarkovic2009@yahoo.com, November 11th, 2022.

**TO:**

**GREEN BRYANT & FRENCH, LLP**

**California Debt Collection License No. (Pending)**

**Jeffrey A. French, Esq. [jfrench@gbflawyers.com](mailto:jfrench@gbflawyers.com) (619) 239-7900 x 118**

**402 West Broadway, Suite 1950**

**San Diego, California 92101**

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**Toll Free Number: (866) 342-3529; Fax: (619) 239-7800**

DATE: February 15, 2023

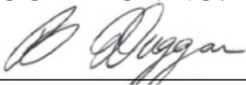
Subject: **RESOLUTION BY BOARD TO TAKE ACTION TO RECORD LIEN FOR  
DELINQUENT ASSESSMENTS [Civil Code § 5673]  
MESA VIEW HOMEOWNERS ASSOCIATION NO. 2**

NAME OF OWNER:	<b>PADUA, Ariston and PADUA, Tessie and PADUA, Jason</b>
STREET ADDRESS OF UNIT/LOT:	8680 Perseus Road, San Diego, CA 92126-1835
MAILING ADDRESS:	Same as unit
APN NUMBER:	309-058-08-00

By signing below, we the Board of directors, on behalf of the Association, confirm that the Board approves, based upon a majority vote, the decision to record an assessment lien against the property referenced above. Further, pursuant to Civil Code § 5675(d), the Board of Directors, hereby declares and designates Green, Bryant and French, LLP as the authorized agent for signing said lien in addition to any and all future correspondence and documentation on our behalf in further collection efforts. Such decision was made at an open Board meeting held on October 10 2022, and the decision was recorded in the minutes for that meeting.

**MESA VIEW HOMEOWNERS  
ASSOCIATION NO. 2**

Dated: February 15 2023

By:   
Print Name: Brendan Duggan  
Title: Treasurer

NOTE: This Resolution regarding Board action shall become a part of and be attached to the meeting minutes that it corresponds to.