

**MVHOA #2 minutes for regular board meeting, 8654 Andromeda Rd 92126**  
**November 14th, 2022 at 7pm**

Board Attendees.

Present: Robert Berg (President), Deb McManus (Vice President), Brendan Duggan (Treasurer), Predrag Markovic (Secretary).

Absent: Cyndy Bell (Director), Fidencio Pampo (Director).

Present: Mary Rogers (Accountant)

**Meeting called to order** by Robert at 7:06pm

**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:	\$10,810.69
Savings:	\$69,224.86
Income:	\$ 2,592.42
Expenses:	\$ 8,908.23
Transfer:	\$ 2,233.08

Removed all pool monitors except Carl from payroll. Switched payroll from semi-monthly to monthly.

Paid for two years of mvhoa2.org domain registration, \$39.00.

Domain mesaviewhoa2.com to expire Jan 2023.

Had financial review printed and mailed to 334 homeowners. Cost \$600.00. Sent financial review electronically to 108 homeowners.

Asked GBF to provide updated election rules clarifying use of election by acclamation. Updated HOA event timeline to meet laws for election by acclimation. Created Board member nomination form.

**2. Accountant's Report**

Missing reconciliation and accounts receivable report. Mary was out of office due to personal reasons.

HOA banking account is in good standing.

MV2-5493 (non-judicial foreclosure). Mary will follow up with the law firm to check options.

3 accounts delinquent for 2 payments, ready to start lien process. One less than previous month. The account MV2-5550 was paid.

21 accounts delinquent for 1 payment. 8 less than previous month.

Ready to deposit \$1745.00

Tax return was completed. Financial review report was completed by Sonnenberg.

All Escrow processes are completed.

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

**Correspondence/Homeowner Comments**

Robert got a regular call regarding selling houses and escrow.

Brendan got a call regarding status of neighbor's trees near a house of a homeowner. Advised homeowner to call city.

HOA takes care of common area.

**Old Business**

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

Deb spoke with Taylor this morning. He confirmed that tree planting will be done in coming weeks.

2. Lawn maintenance, sprinkler system, reseed with winter grass.

Asked LandCare to provide quotes. Deb.

There is water noticeable on two places on the sidewalk, probable leak in sprinkler system.

3. Pool maintenance. The pool bottom damage, shaky rails, rough edges of few tiles and flush boxes.

Deb is following up.

4. Pool maintenance. Replacing old temperature monitoring system with bigger sign. Fidencio.

The existing system is custom made. It is not a simple digital signage replacement process.

5. Election results. Deb.

In process.

6. October mailing. Brendan.

Completed.

### **New Business**

1. Accepting Reviewed Financial Report 2022 from Sonnenberg

Brendan moved to accept Reviewed Financial Report 2022 from Sonnenberg. Deb seconded. Motion carried.

2. HOA event timeline, Brendan.

Brendan presented HOA event timeline. Discussion was covered.

3. Board member nomination form, Brendan.

Brendan presented an example of a board nomination form. Discussion was covered.

4. Accepting new election rules drafted by GBF on October 2022.

Brendan moved to accept election rules drafted by GBF on October 2022. Deb seconded. Motion carried.

5. Pool monitors, homeowner D.C. MV2-5428 comments.

Cyndy and Brendan had a meeting with homeowner D.C MV2-5428.

Discussion was covered regarding homeowner D.C. MV2-5428 comments about pool monitors.

6. Christmas decoration contest team.

Brendan, Fidencio.

7. Transfer for covering capital expenses for installing key card on the west gate.

Brendan moved to transfer \$2,233.08 from saving to checking for covering capital expenses for installing key card on the west gate. Deb seconded. Motion carried.

### **Next Meeting**

Regular meeting, December 12<sup>th</sup>, 7pm at Best Pizza & Brew, 9172 Mira Mesa Blvd, San Diego, 92126.

### **Adjournment**

Deb moved to adjourn the meeting at 8.22pm. Brendan seconded. Motion carried.

Minutes made by Predrag Markovic  
pmarkovic2009@yahoo.com, December 9th, 2022.