

**Minutes, regular MVHOA #2 HOA meeting,  
January 20th 2024 7pm, 8574 Lynx Road**

Board Attendees:

Present: Robert Berg (President), Fidencio Pampo (Vice President), Brendan Duggan (Treasurer), Predrag Markovic (Secretary)

Present: Mary Rogers (Accountant).

**Meeting called** to order by Robert at 7.02pm

**Approval of Minutes**

Brendan moved to approve December's meeting minutes. Fidencio seconded. Motion carried.

**Financial reports**

1. Treasurer's Report

Finances

Checking:	\$20,763.52
Savings:	\$97,012.99
Income:	\$ 8,933.31
Expenses:	\$14,641.81
Transfer:	\$ 0.00

Brendan presented treasurer's report. Bank statements were sent by email.  
Federal unemployment FUTA tax \$208.01 to be paid via ADP.

2. Accountant's Report

A. Budget vs Actual document was sent by email.

B. Accounts receivable document was sent by email.

C. Delinquent account status:

MV2-5493 – Delinquent. Lien filed on Sep. 11, 2017. Second lien filed on Feb. 22, 2023.

E. Account correspondence. No correspondence this month.

Brendan moved to approve the financial report. Fidencio seconded. Motion carried.

**Correspondence.**

Robert had inconvenient discussion with homeowner's property manager regarding the pool key replacement. It turns out that property manager agreement expired in 2018. Robert sent the address form to her for homeowner to fill in.

**Old Business**

1. Pool maintenance, LED display temperature doesn't match the manual measurement, Predrag.

In process of purchasing a new temperature tool for the pool monitors.

2. Pool maintenance, replacing lighting poles. Robert.

Completed.

3. New bike racks. Fidencio.

Quote was approved at August meeting.

Robert amended August's motion to allow spending \$500.00 for shipping and ordering bike racks with one 5 bike capacity rack and one 9 bike rack instead of two 9 bike racks. Brendan seconded. Motion carried.

4. Annual filter wash and flush by Baron. Fidencio.

Not yet received information if it is completed.

5. Corkboard, bulletin board. Robert, Predrag.

In process of getting quote for sandwich board (Robert) and bulletin board (Predrag). Robert identified sandwich board that should be ordered.

6. Christmas decorating contest.

1<sup>st</sup> place: 8621 Lynx Rd, (\$50.00 gift card).

2<sup>nd</sup> place: 8629 Andromeda Rd, (\$25.00 gift card).

3<sup>rd</sup> place: 8562 Lynx Rd. (\$25.00 gift card).

7. Small court process, delinquent account MV2-5493.

Brendan contacted lawyer. The lawyer asked for property's statement history. Not response from lawyer yet. Robert did additional research.

8. Automatic system for measuring pool chemistry.

San Diego authorities request for measuring pool's chemistry every day. Baron is going to contact city and check exact requirements and how to present data. Is computer screen enough? Does measured data have to be on paper.

He is going to check if it allows to hook up automatic measuring system in the pump house instead of inside the pool.

9. Boards for showing small pool capacity per San Diego county request.

Baron to work on getting it for us.

## **New Business**

1. New pool monitor rate.

The San Diego City minimum wage went up.

Predrag moved to approve pool monitor rates: \$17.25 for new pool monitors, \$17.75 for returning and \$18.50 for head pool monitor. Brendan seconded. Motion carried.

2. Reserve study by Sonnenberg. Brendan.

Brendan made a motion to have Sonnenberg do reserve study and make contract for the next 3 years. Fidencio seconded. Motion carried.

The 3 year contract will lock the rate.

3. Board member nominations. Brendan.

All existing board members need to fill in form this year.

4. The cracking and chipping of the pool.

Robert had a site walk with Acquaspecs' representative.

5. Putting stucco over existing columns for preventing bricks to chip or crack.

Robert received estimate for \$4950.00. Discussion was covered.

6. Small dry rot at fascia board under lanai.

Discussion was covered.

7. Check with contractor if they have cover to prevent water to spray inside poles. Robert.

8. Accountant wage.

Discussion was covered. Postponed for the next meeting. Need to bring contract.

## **Next Meeting**

Regular meeting, February 17<sup>th</sup>, 7pm, 8574 Lynx Road.

## **Adjournment**

Robert moved to adjourn meeting at 8.09pm. Fidencio seconded. Motion carried.

Minutes made by Predrag Markovic on February 9th, 2025.