

**Minutes, regular MVHOA #2 HOA meeting,**  
**March 17th 2025 8pm, 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 8.10pm

**Approval of Minutes**

Brendan moved to approve February's meeting minutes. Robert seconded. Motion carried.

**Financial reports**

**1. Treasurer's Report**

Finances

Checking:	\$69,040.82
Savings:	\$53,384.09
CD:	\$30,000.00
Income:	\$31,627.91
Expenses:	\$(6,817.23)
Transfer:	\$(30,000.00)

Brendan presented treasurer's report. Bank statements were sent by email.

**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 \$7,070.95. Lien filed on September 2017. Second lien filed on February 2023.

Accounts delinquent for 2 payments: MV2-5196, MV2-5562, MV2-5567.

Number of accounts delinquent for 1 payment: 35. Previous month it was 114.

D. Pool key / escrow report. One escrow failed. Second sale is still in escrow.

E. Account correspondence. No correspondence this month.

Board decided to not place a lien on MV2-5196 because it is not delinquent for two full payments.

Robert moved to increase delinquent account certified letter fees from \$25.00 to \$35.00. Predrag seconded. Motion carried.

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

**Correspondence.**

Robert got calls regarding closed pool. One instance because of dead racoon. Second for refreshing the pool water because of high level of minerals.

**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.New bike racks. Fidencio.

Completed.

3.Corkboard, bulletin board.

Corkboard is \$645.00. Two sandwiches board are \$146.00.

Brendan moved to spend \$1,200.00 for purchasing and installing corkboard and 2 sandwich boards. Predrag seconded.

Motion carried.

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

The lien is on property.

Predrag moved to authorize the law firm of Green Bryant & French, LLP to file a 3<sup>rd</sup> lien for delinquent accounts MV2-5493. Brendan seconded. Motion carried.

5. Automatic system for measuring pool chemistry.  
City didn't respond to Baron's inquires.
6. Boards for showing small pool capacity per San Diego County request.  
Completed.
7. The cracking and chipping of the pool deck. Robert.  
Robert contacted Aquaspecs who did the pool deck surface reconstruction. Aquaspecs haven't responded yet.
8. Board member nominations.  
Received board nominations from Predrag and Fidencio.
9. Small dry rot at fascia board under lanai.  
Terminix didn't respond to Fidencio.  
Robert will ask handyman if he can fix it.
10. Check with contractor if they have cover to prevent water to spray inside lights poles.  
Robert contacted them. Robert hasn't received the quote yet.
11. Baron is leaving.  
Baron offers to work on pool until we find new contractor.  
Robert, Predrag are looking for new contractor.
12. Planter upgrades.  
Robert received quote for rosemary on the west gate.  
Predrag asked to put rosemary or small green plants in concrete planter.

## **New Business**

1. Reserve study.  
Brendan made a motion to approve reserve study. Fidencio seconded. Motion carried.
2. Approval of increasing semiyearly assessments from \$170.00 to \$175.00  
Fidencio moved to increase semiyearly assessments to \$175.00. Brendan seconded. Motion carried.
3. Transfer \$27,000.00 to reserve in next fiscal year.  
Fidencio moved to transfer \$27,000.00 to reserve for fiscal year 2025/26. Brendan seconded. Motion carried.
4. Approving proposed budget for fiscal year 2025/26.  
Fidencio moved to approve budget. Brendan seconded. Motion carried.
5. Enrolment in CalSavers required.  
Brendan to setup optional retirement program for employees.
6. Filing beneficial ownership information.  
Discussion was covered.
7. Changing broken bench at east gate.  
Landscape will give us quote.
8. Move out concrete blocks.  
Landscape will provide us quote.
9. Replacing tables, chairs.  
Predrag made motion to purchase additional sunshade umbrella to not exceed \$1500.00. Fidencio seconded. Motion carried.  
Robert is going to look for umbrella. Predrag is going to look for tables.  
Do not need new chairs.
10. Transfer \$10,000.00 from checking to saving to complete budgeted transfers for fiscal year 2024/25.  
Brendan made a motion to transfer \$10,000.00 from checking to saving account. Fidencio seconded. Motion carried.
11. Discussion about adding barbecue outside of the pool gate postponed for the next meeting.

## **Next Meeting**

Regular meeting, April 21th, 7pm.

## **Adjournment**

Robert moved to adjourn meeting at 9.35pm. Fidencio seconded. Motion carried.

Minutes made by Predrag Markovic on March 23th, 2025.

**TO:**

**GREEN BRYANT & FRENCH, LLP**

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

DATE: April 24, 2025


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>DUONG, Dung Anh &amp; NGUYEN, Thu Cuc Thi</b>
STREET ADDRESS OF UNIT/LOT:	8455 Aries Road, San Diego, CA 92126-1811
MAILING ADDRESS:	4164 Marlborough Ave., San Diego, CA 92105 7767 Highwood Avenue, La Mesa, CA 91941-6893
APN NUMBER:	309-070-61-00

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 March 17 2025, and the decision was recorded in the minutes for that meeting.

**MESA VIEW HOMEOWNERS  
ASSOCIATION NO. 2**

Dated: April 24 2025

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.