

**Minutes, regular MVHOA #2 HOA meeting,  
December 16th 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 November's meeting minutes. Fidencio seconded. Motion carried.

**Financial reports**

**1. Treasurer's Report**

Finances

Checking:	\$26,575.33
Savings:	\$96,909.57
Income:	\$ 3,171.06
Expenses:	\$ 6,867.13
Transfer:	\$ 0.00

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. Lien filed on Sep. 11, 2017. Second lien filed on Feb. 22, 2023.

Accounts delinquent for 2 payments: MV2-5379 made payments. The lawyer sent check to HOA.

Accounts delinquent for 1 payment: 10

D. One escrow is closed. No open escrows.

E. Account correspondence. No correspondence this month.

Mary presented pros and cons of going to small court.

Need to have newsletter with assessment for January mailing. Newsletter will contain winners for Christmas decorating contest.

Quickbooks files need to be regularly backed up to cloud.

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

**Correspondence.**

Typical correspondence regarding replacing pool keys.

**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.

Contractor got physical lights. Planning to replace in coming weeks.

Brendan moved to approve spending \$1285.95 for adding AC box at each lighting post. Fidencio seconded. Motion carried.

3.Complying with CTA(Corporate Transparency Act). Filing BOI (Beneficial Ownership Information) needs to be done before the end of the year, Robert.

CTA was being put on the hold. It is postponed until March when final decision will be made.

4.Replacing existing keycard system with better encryption system and 500 new access cards. Robert

Slow process. Homeowners don't come to pick up cards. Replaced about 30% of cards.

5.New bike racks. Fidencio.

Quote was approved on August meeting. In process.

6. In pool light fixture fixing and replacing. Fidencio.  
Completed.
7. Annual filter wash and flush by Baron.  
Baron has been working on it. Not yet received information if it is completed.
8. Corkboard, bulletin board. Robert, Predrag.  
In process of getting quote for sandwich board and bulletin board.
9. Decorating pool during Holiday season.  
Completed.
10. Having place for Board meeting during wintertime.  
Completed. Brendan's house.
11. Vandalizing pool by 3 teenage kids.  
Discussion was covered.  
Homeowner and tenant doesn't respond. Baron charge \$85 for cleaning the pool.  
Robert made motion to charge homeowners for expenses to fixing damage plus 20% as fee. It applies to this and any future cases. Fidencio seconded. Motion carried.

## **New Business**

1. Small court process against delinquent account MV2-5493.  
Brendan to contact HOA's lawyer for advice.  
Robert was planning to contact couple of small claims organization.
2. Measuring chemistry of the pool every day per San Diego authority request.  
Baron brought chemistry report sheet that must be filled every day.  
Discussion was covered.  
Robert will ask Baron to send us actual legal code.
3. Small pool must have board that shows pool capacity, per San Diego authority.  
One board for the main pool and second board for kid's pool.
4. Pool monitor's minimum wage.  
Discussion was covered.
5. Accountant wage.  
Plan to look at in the next meeting.
6. Homeowner's concern from Annual meeting regarding conflict of interest.  
Robert left the meeting.  
Discussion was covered.  
Technically we have conflict of interest. Board did not find unfair practice by or against pool monitors.  
Course of action:
  - If somebody complains of not fair treatment or corruption to contact pool liaison Fidencio, not Robert.
  - Head pool monitor to work with Fidencio.

## **Next Meeting**

Regular meeting, January 20th, 7pm, 8574 Lynx Road.

## **Adjournment**

Fidencio moved to adjourn meeting at 8.17pm. Brendan seconded. Motion carried.

Minutes made by Predrag Markovic on January 20th, 2025.