

**Minutes, regular MVHOA #2 HOA meeting,
February 17th 2025 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 7.06pm

Approval of Minutes

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

Financial reports

1. Treasurer's Report

Finances

Checking:	\$44,341.54
Savings:	\$83,272.69
Income:	\$28,860.71
Expenses:	\$19,022.88
Transfer:	\$13,834.10

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

Accounts delinquent for 2 payments: MV2-5196, MV2-5304, MV2-5314, MV2-5321, MV2-5384, MV2-5495, MV2-5562, MV2-5567, MV2-5589, MV2-5607.

Number of accounts delinquent for 1 payment: 114.

D. Pool key / escrow report. One in escrow. Second almost completed.

E. Account correspondence. No correspondence this month.

Mary asked for guidelines how often to make deposit. Guidelines are: If Mary has \$5K of more for deposits, make deposit as soon as possible. Regularly deposit once in 2 weeks.

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

Correspondence.

Usual correspondence regarding payments.

Old Business

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

Not completed. In process of purchasing a new temperature tool for the pool monitors.

2.New bike racks. Fidencio.

New bike racks were purchased and received. Installation is in the process. Handyman Brent Claus is working on this.

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

Baron never responded to the question. He had sent message to Robert that he would replace months ago. Assuming this is completed.

4. Corkboard, bulletin board. Robert, Predrag.

In the process of getting quote for sandwich board (Robert) and bulletin board (Predrag).

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

Discussion was covered.

Brendan is going to contact lawyer for more clarification. Need to figure out if the lien on the property or personal.

6.Automatic system for measuring pool chemistry.

Baron contacted city and pump manufacturer. Haven't heard back from Baron.

7. Boards for showing small pool capacity per San Diego County request.
Baron is working on this.
8. The cracking and chipping of the pool deck. Robert.
Robert had contacted Aquaspecs who deployed the pool deck surface. Aquaspecs haven't responded yet.

New Business

1. Board member nominations. Brendan.
Robert, Brendan, Fidencio and Predrag said they would like to be part of the Board for 2025/26.
2. Putting stucco over existing columns for preventing bricks to chip or crack.
Tabled until taking concrete columns out.
3. Small dry rot at fascia board under lanai.
Plan to check if Terminex or handyman can fix it.
4. Check with contractor if they have cover to prevent water to spray inside poles. Robert.
In process.
5. Accountant wage.
Discussion was covered.
6. Approve to process with a line if accounts delinquent for 2 payments are not pay their dues by March 17th.
Brendan moved to authorize the law firm of Green Bryant & French, LLP to file a lien if following delinquent accounts don't pay dues by March 17th: MV2-5196, MV2-5304, MV2-5314, MV2-5321, MV2-5384, MV2-5495, MV2-5562, MV2-5567, MV2-5589 and MV2-5607. Fidencio seconded. Motion carried.
7. Establishing CD account.
Fidencio moved to established CD account for up to \$30,000.00 and up to a year. Robert seconded. Motion carried.
8. Baron is leaving. New pool service company/contractor.
In process of looking for a new contractor. Robert, Predrag.
9. Planter upgrades
Received a quote on January 27th for \$6,316.00. Discussion was covered.
Decision to have hedges on the area near the neighbor fence at the west gate.
To keep looking for rosemary or similar plants to other areas.
10. Trimming tree.
Brendan moved to trimming tree on west side and to not exceed \$900.00. Fidencio seconded. Motion carried.
11. Reserve study
Sent information to Sonnenberg for reserve study.
12. Pool monitor rate changed.
Pool monitor rate changed on January 1st.
13. Painting fence
Discussion was covered.

Next Meeting

Regular meeting, March 17th, 7pm, 8574 Lynx Road.

Adjournment

Robert moved to adjourn meeting at 8.35pm. Fidencio seconded. Motion carried.

Minutes made by Predrag Markovic on March 15th, 2025.