

**Minutes, regular MVHOA #2 HOA meeting,**  
**April 21th 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 7.01pm

**Approval of Minutes**

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

**Financial reports**

**1. Treasurer's Report**

Finances

Checking:	\$58,326.79
Savings:	\$59,000.62
CD:	\$30,100.04
Income:	\$ 6,784.34
Expenses:	\$11,781.80
Transfer:	\$5,500.00

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

Transferred \$10,000.00 to reserves to complete budgeted transfers.

Transferred \$4,500.00 from reserves for installation of backflow valve.

Started setup of CalSavers retirement accounts.

**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. Already 2 liens were filed. In process of filing third lien.

Accounts delinquent for 2 payments: 0.

Number of accounts delinquent for 1 payment: 14. Previous month it was 35.

D. Pool key / escrow report.

E. Account correspondence.

Robert noticed US bank charges \$28.00 for Escrow wire transfers. It used to be \$15 when we were at Wells Fargo Bank. Robert asked Mary to increase the Escrow's package fee from \$15.00 to \$30.00 to cover the increase in the wire transfer fee.

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

**Correspondence.**

Robert reminded the Board that he was entering events (meetings, parties, etc) in Google calendar.

The US Bank doesn't disclose service fee well. Robert provided review to US Bank that they need to improve their service.

**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. Implementation of automatic system for measuring pool chemistry.

Robert spoke with contractors who take a site walk for providing pool maintenance service. They might have ideas.

Robert hasn't heard from them yet

3. Sign to show small pool capacity per San Diego authorities' request.

Completed.

4. The cracking and chipping of the pool deck. Robert.

- Brendan made a motion to get deck repair and accept \$2,800.00 quote from Group Five Contracting. Fidencio seconded. Motion carried.  
Scheduled for the last week of April.
5. Small dry rot at fascia board under lanai. Robert.  
Patching was completed by handyman Mr. Claus. In process of choosing matching paint and complete painting.
6. Check with contractor if they have cover to prevent water to spray inside new light poles. Robert.  
The contractor ordered parts. It is expected to be completed in a week.
7. New pool service contractor. Baron is leaving.  
Robert has contacted 2 contractors.  
AquaSpec recommended Aqua Diamond. Aqua Diamond sent a quote.  
Baron recommended one person without commercial license. He is in the process of getting license. The idea is that he will work under Baron's license.  
Predrag asked to have at least 3 quotes. Predrag will look for additional quotes.
8. Planter upgrades.  
The landscaper will work on April 24th.

## **New Business**

1. Filing beneficial ownership information.  
The law has been recently changed. Not requirements anymore. The information will not be filed.
2. Changing broken bench at east gate.  
Haven't found anybody to provide quote.
3. Move out concrete blocks. Landscaper to provide quote.  
Landscaper hasn't provided quote yet.
4. Replacing tables, chairs.  
Robert and Predrag visited stores. Purchased two lounges.  
Haven't yet made decision for 3 tables and chairs.
5. Replacing back fence.  
Robert received 2 quotes for vinyl fence. One for \$14,000.00. Second for \$24,000.00. Waiting to get call from 3rd contractor for scheduling site walk. Predrag will contact contractor who made fence with very reasonable price at his back yard 3 years ago.
6. Iron fence painting.  
Work is scheduled for the last week of April if weather conditions are good.
7. Pool calendar  
Board decided to have pool monitors on Memorial weekend from May 23rd (Friday) through May 26th (Monday).  
Summer session from May 30th (first day of San Diego school district summer vacation) through September 15th (HOA September's meeting).
8. Status of pool monitors.  
Discussion was covered. Robert provided status of pool monitors that will be working for the next year.
9. Pool monitors hours  
Discussion was covered.

- Brendan made a motion to have pool monitors from 10.00am through 10.00pm. If nothing going on during night, they can go home. Robert seconded.  
Fidencio voted in favor.  
Predrag opposed. His opinion to have pool monitors for 4 to 6 hours per day, not more.  
Motion carried.
10. Replacing pool rules sign.  
Pool rules on website and deck are not the same. Board needs to review them and come with unique rules.  
Robert will send deck rules to board.
11. Replacing old sign.  
Robert will send picture on old signs. Plan to have decision on sign on the next meeting.
12. Easter Bunny. Homeowners from Hydra put eggs on grass. He advertises Easter hunt on social media sites.  
Something like that should be approved by Board. Robert is going to contacting him. Board needs to hear him.
13. Powerwash. Theresay has been doing powerwash of tables and chairs during Saturday when she delivers pool key cards.
14. Homeowner's barbeque. It is opportunity to for homeowners to meet neighbors and share BBQ..  
Scheduled for August 17th from 2pm – 4pm. Annual meeting will be on 4pm
15. Robert made a motion to hire Jeff Wallace to print and mail nomination form and newsletter, to not exceed \$1,000.00. Brendan seconded. Motion carried.
16. Newsletter and nomination form. Robert and Brendan.

Plan to send them by May 1st.

17. Fidencio asked to move meeting from Monday due to personal schedule conflict.

The new day is being discussed. Options are Friday, Saturday and Sunday.

18. Brendan made a motion to approve painting iron fence for \$9,925.00. Fidencio seconded. Motion carried.

### **Next Meeting**

Regular meeting, May 19th, 7pm, at the pool.

### **Adjournment**

Robert moved to adjourn meeting at 8.37pm. Brendan seconded. Motion carried.

Minutes made by Predrag Markovic on May 17th, 2025.