University Woods Association
Board of Directors Meeting
Wednesday, October 28, 2026
Meeting Held Electronically via Zoom

The meeting was called to order at 6:34 p.m. electronically via Zoom and a quorum established.

Directors Present: Tina Fletcher, President
Cynthia Roy, Treasurer
Preeti Sinha, Secretary
Norman Huang, Director

Directors Absent: None

Minutes: The 10/7/2026 Board of Directors meeting minutes were reviewed. Cynthia Roy made a motion to approve as submitted with Norman Huang seconding. The motion passed unanimously.

Financial Report Review: The September 2026 financial reports were reviewed.

At the end of September 2026, the Operating account balance was $295,717.78 and the Reserve account balance was $446,786.97.

Reserve Budget – 2026: The current reserve fund stands at around $446,786.97. Roof replacements are the next priority due to age and expected rainfall this Winter. Roofs on 6 of the buildings will be replaced this Winter.

With the pending roof replacement project, patio fence repair project, termite fumigation and phase 1 of the exterior repainting project, Reserves are projected to be at $195,065.97 by 12/31/2026.

The second phase of the special assessment in 2027 will help to cover the next phase of roof replacements.

2027 Budget Discussion: The initial draft was reviewed. With increases in water, insurance and trash collection services, an increase of $19 per unit per month is recommended.

With the second phase of the special assessment coming due 1/1/2027, a smaller increase is desired. Quotes for alternate trash companies will be requested to see if the monthly cost can be reduced.

Unfinished Business – Patio Fence Repairs: AV Builder started repairs on 10/12/26. Repairs are expected to take about two months to complete.

Roof Replacements – Next Recommended Batch: Both Smith Roofing and Sylvester Roofing have submitted revised estimates for consideration. Since the original quotes were provided about a year ago, costs have increased 5-10%. While Sylvester Roofing has the least expensive replacement option, their annual roof maintenance is significantly higher than Smith Roofing.

Smith Roofing was originally offering a 10 year warranty on their roof replacements but have revised their quotes to include a 15 year warranty providing roof maintenance continues annually.

Cynthia Roy made a motion to approve the quotes from Smith Roofing for 7802-08 Camino Raposa, 7803/05 Camino Raposa-7804/06 Camino Tranquilo, 7832-38 Camino Raposa, 7841-47 Camino

Tranquilo, 7852-58 Camino Raposa and 7872-78 Camino Tranquilo for a total of $230,200. Preeti Sinha seconded the motion which passed 3-0 with Norman Huang abstaining.

Wood Replacement – Wood Replacement Project: Cynthia Roy made a motion to approve the previously quoted wood replacement quote of $61,525. Preeti Sinha seconded the motion which passed 3-0 with Norman Huang abstaining.

Concrete Repair by Pool: Pacific Properties Service provided a revised estimate to replace the raised section of concrete. Cynthia Roy made a motion to approve the revised quote of $3,460. Norman Huang seconded the motion which passed unanimously.

New Business – Architectural Change – 7835 Camino Noguera: The Owner submitted a request to install a gate when the fence repairs are completed. Concern was raised about the potential for liability without a designated walkway to the gate as well as other potential issues that could arise. It was agreed to reach out to the Association Attorney for their opinion.

Architectural Change – 7817 Camino Tranquilo: The Owner submitted a request to install a gate when the fence repairs are completed. Concern was raised about the potential for liability without a designated walkway to the gate as well as other potential issues that could arise. It was agreed to reach out to the Association Attorney for their opinion.

Concrete Repair – 7806 Camino Tranquilo: There is a significant raise in the concrete slab in the carport with the portion closest to the exterior raised higher than that portion closest to the building. Options were provided to grind vs. replace the raised section. Norman Huang made a motion to approve the grinding option. The motion failed.

It was agreed to review the area to determine if grinding would resolve the issue or if replacement would be needed. A decision will be made at the November meeting.

Homeowners Discussion: None.

Next Meeting Date: The next Board of Directors Meeting will be held on Wednesday, November 12, 2026 at 6:00 p.m.

There being no further business to discuss, the meeting was adjourned at 7:52 p.m.

University Woods Association
Board of Directors Meeting
Wednesday, October 7, 2026
Meeting Held Electronically via Zoom

The meeting was called to order at 7:27 p.m. electronically via Zoom and a quorum established.

Directors Present: Tina Fletcher, President
Cynthia Roy, Treasurer
Preeti Sinha, Secretary
Norman Huang, Director

Directors Absent: None

Minutes: The 9/2/2026 Board of Directors meeting minutes were reviewed. Cynthia Roy made a motion to approve as submitted with Preeti Sinha seconding. The motion passed unanimously.

Financial Report Review: The financial reports were reviewed. Year to date, expenses are under budget $27,295.11.

Reserve Budget – 2026: The current reserve fund stands at around $446,811.30. Special assessments are being collected but some Owners have yet to begin payments. Roof replacements are the next priority due to age and expected rainfall this Winter.

With the pending roof replacement project, patio fence repair project, termite fumigation and phase 1 of the exterior repainting project, Reserves are projected to be at $186,785.30.

The second phase of the special assessment in 2027 will help to cover the next phase of roof replacements.

2027 Budget Discussion: A draft budget for 2027 will be presented for review at the 10/28/26 meeting. With the second phase of the special assessment coming due, the increase to the regular monthly assessment will be kept to a minimum

Unfinished Business – Newsletter: The draft was reviewed. It was agreed to add a paragraph regarding rattlesnakes as there have been recent sightings. The newsletter will be sent to all Owners via email and mailed to all tenants to ensure receipt.

Patio Fence Repairs: AV Builder will be starting repairs on Monday, 10/12/26. Repairs are expected to take about two months to complete.

Roof Replacements – Next Recommended Batch: Both Smith Roofing and Sylvester Roofing have been requested to update their roof replacement proposals for the 6 pending roofs and the maintenance proposals for all 32 roofs. The proposals were initially provided about a year ago so pricing has increased. Both will have updated quotes provided by the 10/28/26 meeting so a decision can be made.

Wood Replacement – Wood Replacement Project: The estimated wood replacement list is also being reviewed and quotes will be updated and submitted with the replacement quotes.

Concrete Repair by Pool: A third quote was provided by Pacific Properties Service. They will be requested to update their quote to reflect the same 80 sq. ft. as ING Construction. The decision will be tabled until the 10/28/26 meeting.

New Business – Architectural Change – 4006 Camino Calma: The Owner submitted a request to install an air conditioning system in the unit. Permits will be pulled with the City of San Diego. Cynthia Roy made a motion to approve the request providing the exterior conduits are painted to match and a copy of the permit is provided. Preeti Sinha seconded the motion which passed unanimously.

Architectural Change – 7835 Camino Noguera: The Owner requested permission to install a new gate while the patio fence repairs are being completed. Installation of the gate will be at the Owners expense. The Owner will be requested to submit a formal Architectural Request for review and approval.

Architectural Change – 7851 Camino Noguera: The Owner submitted a request to replace the sliding glass door on the balcony. The specifications match the Association requirements. Cynthia Roy made a motion to approve the request with Preeti Sinha seconding. The motion passed unanimously.

Homeowners Discussion: None.

Next Meeting Date: The next Board of Directors Meeting will be held on Wednesday, October 28, 2026 at 6:00 p.m.

There being no further business to discuss, the meeting was adjourned at 8:00 p.m.

University Woods Association
Board of Directors Meeting
Wednesday, September 2, 2026
Meeting Held Electronically via Zoom

The meeting was called to order at 6:21 p.m. electronically via Zoom and a quorum established.

Directors Present: Tina Fletcher, President
Cynthia Roy, Treasurer
Norman Huang, Director

Directors Absent: Preeti Sinha, Secretary

Minutes: The 07/22/2026 Board of Directors meeting minutes were reviewed. Cynthia Roy made a motion to approve as submitted with Norman Huang seconding. The motion passed unanimously.

Financial Report Review: The financial reports were reviewed. Year to date, expenses are under budget 41,523.91.

Reserve – New Account: Tina Fletcher will proceed with closing the accounts at SDCCU. The funds will be transferred to Bank of Labor. Two CDs, one 6-month and one 12-month will be purchased. The funds transferred from SDCCU to Bank of Labor will be evenly split between the two CDs.

Wiring instructions have been provided by Bank of Labor.

Reserve Budget – 2026: The current reserve fund stands at around $432,000. Special assessments are being collected but some Owners have yet to begin payments. Roof replacements are the next priority due to age and expected rainfall this Winter.

Other pending projects will be considered as funding becomes available.

Unfinished Business – Resin Chaise Replacement: The new resin chaises have been purchased and installed. No further action will be taken at this time.

Newsletter – Summer 2026: A draft will be submitted prior to the next meeting for review before finalizing at the August Board meeting.

7823 Camino Raposa – Concrete Repairs: Repair of the driveway was discussed. The unit recently sold and escrow is due to close soon. The previous Owner had a vehicle which sat lower than the average vehicle, which caused grinding when the Owner entered the driveway. Since the rise is minimal, it was agreed to table the request.

SB326 Balcony Repairs: All repairs have been finished and the project is now complete. The Association is required to inspect the balconies every 9 years so the next inspection must be scheduled prior to May 2033.

Patio Fence Repairs: The contract with AV Builder has been approved and is pending scheduling. They will be contacted to follow up.

Roof Replacements – Next Recommended Batch: There are 6 buildings currently pending for replacement. Smith Roofing has quoted $209,700 and Sylvester Roofing has quoted $210,071.06.

With the needed wood replacement, the total project would be about $270,000, which works out to about $45,000 per building.

It was noted that Sylvester Roofing offers a better warranty of 15 years vs. 10 years for Smith Roofing. While both firms are relatively close in price for the replacement, Sylvester Roofing is significantly higher for their annual roof maintenance, which was $54,000 per year.

It was agreed to reach out to Sylvester Roofing to see if there is any negotiation on the annual roof maintenance. They will also be provided with a copy of the preliminary wood replacement list to see what their pricing would look like. Smith Roofing will also be contacted regarding their warranty to see if they are willing to provide a longer term.

New Business – Pool Umbrella Replacement: Options were reviewed from Amazon. It was agreed to proceed with the purchase of one umbrella for the cost of $169.91 in the Forest Green color.

No side tables will be purchased at this time.

Wood Replacement – Wood Replacement Project: Smith Roofing completed the annual roof maintenance in August. Based on their current assessment of the roofs pending replacement, a preliminary wood replacement estimate was provided for $61,525 across six buildings, which is about $10,000 per building.

Concrete Repair by Pool: Two quotes were received from AV Builder and ING Construction. It was agreed to request a 3rd quote from Pacific Properties Service for consideration.

Landscape Inspection Notes/Recommendations: Pacific Properties Service provided the notes from their recent landscape inspection. Several items have been quoted for consideration. It was agreed to proceed with all repairs noted, totaling $843.44. Replacement of the tree will be placed on hold.

Since the new landscapers do concrete repairs, it was agreed to request a quote for the raised section below Camino Calma heading to the pool area.

Homeowners Discussion: None.

Next Meeting Date: The next Board of Directors Meeting will be held on Wednesday, October 7, 2026 at 6:00 p.m.

There being no further business to discuss, the meeting was adjourned at 6:59 p.m.

University Woods Association
Board of Directors Meeting
Wednesday, July 22, 2026
Meeting Held Electronically via Zoom

The meeting was called to order at 7:16 p.m. electronically via Zoom and a quorum established.

Directors Present: Tina Fletcher, President
Cynthia Roy, Treasurer
Preeti Sinha, Secretary

Directors Absent: Norman Huang, Director

Minutes: The 05/27/2026 Board of Directors meeting minutes were reviewed. Cynthia Roy made a motion to approve as submitted with Preeti Sinha seconding. The motion passed unanimously.

Financial Report Review: There are still some GL coding issues with the balance sheet in AppFolio and the bank account balances are showing the incorrect balance, which is all related to the bank change process within the software. The old operating account still shows $198,000 in AppFolio despite the funds having been transferred to the new operating account. The bank statements reflect the correct activity.

An AppFolio representative has been assigned to resolve the issue.

The Budget vs. actual reports are unaffected and all expenses are within budget with no issues to report.

Reserve – New Account: The SDCCU bank account balance at the end of June 2026 is $246,164. With the account at Bank of Labor now opened, it was agreed to purchase a 6-month and 12-month CD. It was agreed to split the balance in the SDCCU account and place $123,082 into two CDs, one 6 months and the other 12 months. Cynthia Roy made a motion to approve with Tina Fletcher seconding. The motion passed unanimously.

The representative at Bank of Labor will be contacted to confirm wiring instructions.

Reserve Budget – 2026: The updated budget is pending finalization of the financial reports. With the special assessment, timing on the planned projects looks manageable.

With the balcony repairs completed, the next priority is to complete the patio fence replacements followed by the next phase of roofs, before the rainy season begins.

Unfinished Business – 7855 Camino Aguila – Termite Treatment: The quote from Payne Pest Management was reviewed. It includes $450 for local termite treatment, $2,360 for wood replacement (rafter tails, fascia, corbels, joists, prime and paint), and $1,500 for attic heat treatment for a total of $4,310. Cynthia Roy made a motion to approve the quote with Preeti Sinha seconding. The motion passed unanimously.

7823 Camino Raposa – Concrete Repairs: Quotes have been requested and are currently in process.

Landscape Service: Pacific Properties Service began servicing the property in July. So far, the crew has been responsive and is working to get the landscaping cleaned up. The xeriscape area near the

pool/park looks shabby and needs to be addressed. The area will be reported to the office for review.

Tree Removal: San Diego Tree Care submitted an updated quote for $1,950 to remove the dead Carob tree by 7835 Camino Tranquilo. Due to the safety concern, the removal was approved and completed prior to the meeting. Cynthia Roy made a motion to ratify the approval with Preeti Sinha seconding. The motion passed unanimously.

Annual Roof Maintenance: Smith Roofing is scheduled to complete the annual maintenance in August. As part of the maintenance, they will inspect the next 6 roofs planned for replacement and provide a preliminary wood replacement estimate. The estimate will be reviewed at the next meeting.

SB326 Balcony Repairs: All structural and life-safety balcony work has been completed. The only item that remains is the vent installations, which is expected to be completed withing the next month.

Patio Fence Repairs: Two bids have been received for the wood fence replacements noted after the recent inspections. AV Builder quoted $123,000 (minus $2,675 inspection credit for a total of $120,325); Grunt Works quoted $136,000.

While AV Builder recently submitted quite a few change orders with the reconstruction of the balconies, the patio and carport fences are not expected to receive any change orders as the fencing is fully exposed and all fencing was already inspected.

Cynthia Roy made a motion to approve AV Builder at $123,000 minus the $2,675 inspection deduction. Preeti Sinha seconded the motion, which passed unanimously.

Roof Replacements - Next Recommended Batch: Approval of the next 6 roofs is pending the preliminary wood replacement estimate from Smith Roofing. The matter will be discussed at the next meeting once the wood replacement estimates are received.

Pool Furniture Restrapping: The newly refurbished pool furniture has been delivered to the pool area and looks good. Replacement chaise lounges will be discussed later on the agenda.

New Business – Insurance Renewal - 2026-2027: The Farmers Insurance policy renewal was presented for approval. There is an increase of 9% over the current year's premium, which is an increase of approximately $6,000.

Cynthia Roy made a motion to approve the Farmers Insurance policy for 2026–2027. Preeti Sinha seconded the motion, which passed unanimously. The policy renews 8/1/2026.

Resin Chaise Replacement: Options for replacing the resin chaise lounges were reviewed. The existing style (Bahia, Grossfilex from HD Supply) is $330.57 each and carries a 300 lb. weight capacity. The chaises are also more of a commercial grade and hold up well. Cynthia Roy made a motion to purchase 6 new resin chaises from HD Supply for $1,340 plus shipping and tax. Preeti Sinha seconded the motion which passed unanimously.

Umbrella Replacement - Pool Area: Options are available on Amazon for about $125 each and come in a variety of colors. Dark green may be the best fit to match the new pool strap colors. The available options will be reviewed and a decision made so the order can be placed.

7806 Camino Tranquilo – Tree Trim Request: The landscapers will be requested to trim the small juniper branch in question as it is blocking the driveway.

Newsletter – Summer 2026: A draft will be submitted prior to the next meeting for review before finalizing at the August Board meeting.

Homeowners Discussion: None.

Next Meeting Date: The next Board of Directors Meeting will be held on Wednesday, August 26, 2026 at 6:00 p.m.

There being no further business to discuss, the meeting was adjourned at 8:15 p.m.

University Woods Association
Board of Directors Meeting
Wednesday, May 27, 2026
Meeting Held Electronically via Zoom

The meeting was called to order at 6:34 p.m. electronically via Zoom and a quorum established.

Directors Present: Tina Fletcher, President
Cynthia Roy, Treasurer
Norman Huang, Director

Directors Absent: Preeti Sinha, Secretary

Minutes: The 03/25/2025 Board of Directors meeting minutes were reviewed and approved as submitted with Cynthia Roy motioning for approval and Norman Huang seconding. The motion passed unanimously.

Financial Report Review: The March & April 2026 financial reports are pending due to the recent bank account transition at US Bank. With the account change made in AppFolio, the Balance sheet is not reflecting the correct balances so assistance has been requested to address the issue.

Completed reports will be provided as soon as they are ready.

Reserve – New Account: The new account with Bank of Labor has been opened and is ready for funding. The next step is to coordinate a wire transfer between SDCCU and Bank of Labor.

Operating & Reserves – US Bank – New Accounts: The new accounts have been opened. No further action is needed at this time.

Reserve Budget – 2026: The updated budget was reviewed.

Based on the projects currently planned, total costs are $669,935 - $677,235. Total Reserves as of 02/28/2026 are $378,336.52. With remaining reserve allocations through 2026 and the first installment of the special assessment, the reserve balance is projected to be $166,424.52 by the close of the year. Funds are available to complete the projects currently in progress.

Unfinished Business – Landscape Service: Pacific Properties was approved at the last meeting for $5,500. Notice has been sent to Strata. The change will take place in July 2026.

Tree Trimming: San Diego Tree Care provided a quote to trim an additional 5 Pine trees as well as a Ficus and an African Sumac. In addition to the trimming, there is a dead tree adjacent to 7835 Camino Tranquilo that needs to be removed.

Since the trimming budget is spent for this year, it was agreed to request an updated quote for the removal only. The remaining trees will be held until 2027 for the next trimming cycle.

Annual Roof Maintenance: Sylvester Roofing submitted their quote for annual roof maintenance. The revised quote came in at $53,779.33 for all 32 residential buildings and the pool building. In comparison, Smith Roofing submitted a bid for $14,400. Cynthia Roy made a motion to approve the quote from Smith Roofing for $14,400. Norman Huang seconded the motion, which passed unanimously.

SB326 Balcony Inspection Repairs: While most repairs were reported as completed, the vent covers have not yet been installed underneath the balconies. The vendor will be requested to coordinate installation so the project can be closed out.

A quote was submitted for the replacement of the railing at 7827 Camino Tranquilo. It is the only unit that has exterior stairs to access the front door, which is located on the second floor. The balcony repair work included the railing at the balcony level, but not the stairs. Total cost for replacement along the stairs is $3,420.80. It was agreed to table approval pending the updated financial reports to verify current account balances.

There was also a dent reported in one of the garage doors on Camino Raposa, which is believed to have been caused by one of the contractors' ladders. AV Builder will be notified.

Patio Fence Inspections: The inspections have been completed, and the first quote has been received. Additional quotes will be requested for comparison.

Roof Replacements – Next Recommended Batch: Replacement bids have been received from 3 roofing companies, ranging in cost from $209,700 - $217,000. Smith Roofing was able to reduce his quote by switching to a synthetic underlayment, which the other companies have done.

Concern was raised about the potential change orders for wood replacement, with the previous roof resulting in about $15,000 in wood replacement change orders.

Smith Roofing will be requested to perform a thorough inspection of each roof during the roof maintenance so a pre-replacement assessment can be conducted prior to approval for the pending roof replacements.

A decision on the roof replacements will be determined once the annual roof maintenance is completed.

New Business – 7855 Camino Aguila – Termite Treatment: Payne Pest Management inspected the unit and termite damage has been confirmed. Several options for localized treatment as well as wood replacement and attic heat treatment has been recommended. It was agreed to table further action until a second quote is received for comparison.

7828 Camino Raposa – Concrete Repairs: There is a raised/cracked section of concrete causing a potential trip hazard, which was reported by the Owner of the unit as the car bottoms out. It was agreed to obtain bids to repair cracked section as the slab appears to have been replaced in the past few years.

Homeowners Discussion: None.

Next Meeting Date: The next Board of Directors Meeting will be held on Wednesday, June 24, 2026 at 6:00 p.m.

There being no further business to discuss, the meeting was adjourned at 7:12 p.m.

University Woods Association
Board of Directors Meeting
Wednesday, March 25, 2026
Meeting Held Electronically via Zoom

The meeting was called to order at 6:39 p.m. electronically via Zoom and a quorum established.

Directors Present: Tina Fletcher, President
Cynthia Roy, Treasurer
Preeti Sinha, Secretary
Norman Huang, Director

Directors Absent: None

Minutes: The 02/04/2025 Board of Directors meeting minutes were reviewed and approved as submitted with Cynthia Roy motioning for approval and Norman Huang seconding. The motion passed unanimously.

Financial Report Review: The January & February 2026 financial reports were reviewed.

The contract for trash services will be shopped later this year to see if savings in the per door cost can be achieved.

Two months into the year, expenses are in line with the budget.

At the end of January 2026, the Operating account balance was $173,073.94 and the Reserve account balance was $301,357.03.

At the end of February 2026, the Operating account balance was $211,251.85 and the Reserve account balance was $282,271.29.

Special assessments will be sent to the Reserve account as they are collected, until the projects are ready to be scheduled.

Reserve – New Account: Bank of Labor is in the final stages of opening the new account. Updated IDs are needed for two of the Directors that have expired since the process started. They will be uploaded into the system.

Once opened, funds from the SDCCU Money Market account will be transferred.

Operating & Reserves – US Bank – New Accounts: The new operating and reserve accounts have been opened. The new Reserve money market account has an interest rate of 2.70%.

Reserve Budget – 2026: The updated budget was reviewed.

Based on the projects currently planned, total costs are $669,935 - $677,235. Total Reserves as of 02/28/2026 are $378,336.52. With remaining reserve allocations through 2026 and the first installment of the special assessment, the reserve balance is projected to be $166,424.52 by the close of the year. Funds are available to complete the projects currently in progress.

Unfinished Business – Tree Trimming: An updated listing of trees to be considered for trimming was provided. The list will be reviewed to determine if any are an emergency as the tree trimming budget for the year is spent. Further action will be tabled until the April meeting.

Annual Roof Maintenance: The quote from Sylvester Roofing was reviewed. It appears to only cover the 7 roofs they had quoted for replacement. They will be contacted and requested to update the quote to include all 32 buildings.

SB326 Balcony Inspection Repairs: Repairs are progressing. There are approximately 3 balconies that remain. The project is expected to be completed by the end of April 2026.

Patio Fence Inspections: Inspections will be done in the coming week. Once all fencing has been inspected, a quote will be provided along with a matrix of the wood to be replaced so additional quotes can be obtained for comparison.

Roof Replacements – Next Recommended Batch: Further discussion will be tabled pending receipt of the updated roof maintenance quote from Sylvester Roofing to see how it compares to Smith Roofing.

Pool Furniture Restrapping – Link: The additional samples were reviewed. It was agreed to proceed with stone for the frames. The straps will be light green with a dark green accent strap.

New Business – Landscape Service: Concerns have been raised regarding the level of service being received since Verdant merged with Strata. As a result, quotes for landscape maintenance service were requested for comparison.

Quotes ranged from $5,500 - $10,520. The current rate paid to Strata is $6,146 per month.

Norman Huang made a motion to approve the quote from Pacific Properties for $5,500. Cynthia Roy seconded the motion, which passed unanimously.

Architectural Request – 7818 Camino Raposa: The Owner submitted a request to install removable plastic pavers on the balcony deck to raise the height of the deck to make it more even with the transition into the unit. Since the pavers are plastic, permit drainage and are removable, it was agreed to approve the request.

Homeowners Discussion:

- A leak was reported in 7843 Camino Raposa. Dependable Plumbing has performed leak detection but has not confirmed the location of the leak. Once the location is confirmed, repairs will be scheduled.

Next Meeting Date: The next Board of Directors Meeting will be held on Wednesday, April 22, 2026 at 6:00 p.m.

There being no further business to discuss, the meeting was adjourned at 7:41 p.m.

University Woods Association
Board of Directors Meeting
Wednesday, February 4, 2026
Meeting Held Electronically via Zoom

The meeting was called to order at 6:52 p.m. electronically via Zoom and a quorum established.

Directors Present: Tina Fletcher, President
Cynthia Roy, Treasurer
Preeti Sinha, Secretary
Norman Huang, Director

Directors Absent: None

Minutes: The 11/24/2025 Board of Directors meeting minutes were reviewed and approved as submitted with Cynthia Roy motioning for approval and Preeti Sinha seconding. The motion passed unanimously.

Financial Report Review: The December 2025 financial report was reviewed.

Water bills continue to increase, which is expected to continue gradually over the next 5 years.

The contract for trash services will be shopped later this year to see if a savings in the per door cost can be achieved.

Overall, the 2025 budget performing as expected, ending the year slightly over budget.

At the end of December 2025, the Operating account balance was $89,013.52 and the Reserve account balance was $350,045.14.

Year to date, income is over budget $1,347.12, and expenses are over budget $7,943.93.

Reserve – New Account: The status of the new account with Bank of Labor is pending. Once complete, the new account will be opened and funds from the SDCCU Money Market account will be transferred.

Operating & Reserves – US Bank – New Accounts: Since US Bank took over Union Bank accounts in 2023, there have been changes in account requirements which have resulted in the need to open new operating and reserve accounts. The process of switching from the old accounts is currently underway.

Reserve Budget – 2025: The updated budget was reviewed.

Based on the projects currently planned, total costs are $669,935 - $677,235. Total Reserves as of 12/31/2025 are $350,045.14. With remaining reserve allocations through 2026 and the first installment of the special assessment, the reserve balance is projected to be $166,249.14 by the close of the year. Funds are available to complete the projects currently in progress.

The first payments of the special assessment became due 01/01/2026. While some Owners have paid the first and second assessment upfront, some Owners have not made their first monthly payment. Statements will be sent as a reminder.

Unfinished Business – SB326 Balcony Inspection Repairs – Review/Approve Change Order: Since the last change order was approved in November, a considerable amount of damaged wood has been found which has resulted in a second change order in the amount of $28,000. In some cases, balconies needed to be completely rebuilt.

Cynthia Roy made a motion to approve the change order for $28,000. Norman Huang seconded the motion which passed unanimously.

Once all work is complete, a file documenting repairs with pictures and details will be provided. Additional information separating costs between materials vs. labor will also be requested for transparency.

Patio Fence Inspections: AV Builder will be visually inspecting all wood fences once the balcony project is complete. Total cost is $2,675. The inspection will produce a list of replacements needed, which will be sent out for quoting purposes. If the Association approves the wood replacement quote from AV Builder, the inspection cost will be voided.

Roof Replacements – Next Recommended Batch: Quotes were reviewed from three contractors: Smith Roofing ($209,700), Sylvester Roofing ($210,071), and Dennis Cook Roofing ($217,000). Dennis Cook Roofing was asked to update their bid to include the same scope as the other two vendors but declined to do so as they feel the materials they quoted are superior.

Sylvester Roofing will be contacted to see if they can provide an estimate for annual roof maintenance to see how the costs compare against the current vendor.

Further discussion will be tabled until the February meeting.

Pool Furniture Restrapping – Link: The samples were reviewed. Light green and dark green straps are preferred against the other colors up for consideration. Additional samples of frame colors in white, bone, and stone will be ordered for comparison ahead of making a final decision.

New Business – Tree Trimming: All trees on the approved quote have been trimmed. Some additional trees were recommended and will be listed in a new quote for consideration.

Annual Roof Maintenance: Smith Roofing submitted their quote for annual roof maintenance. It will be tabled pending the quote from Sylvester Roofing.

Gopher/Rodent Service: Lloyd Pest Control is currently providing gopher service in several areas to bring them under control. Recurring monthly service was recommended for both gophers and rodents. Costs are $695 initial fee and $429 monthly for gophers; $1,750 initial fee and $445 monthly for rodents. Since activity seems to be sporadic, it was agreed to continue handling issues on a case-by-case basis rather than approving a recurring monthly service

Architectural Request – 7861 Camino Aguila: A request was made to install wireless cameras to monitor activity around the unit. The approval was provided in December as an urgent request. Cynthia Roy made a motion to ratify the approval provided previously. Preeti Sinha seconded the motion, which passed unanimously.

Homeowners Discussion:

- A newsletter is needed as a reminder of the community rules as there are a lot of new tenants in the community.

Next Meeting Date: The next Board of Directors Meeting will be held on Wednesday, February 25, 2026 at 6:00 p.m.

There being no further business to discuss, the meeting was adjourned at 7:55 p.m.