

West Point Loma Owners Association, Inc
4532-4578 West Point Loma Blvd
San Diego, California 92107

Minutes of Meeting November 8, 2022

The HOA meeting was brought to order by the president at 6:05pm via ZOOM. In attendance at the meeting were:

Andi Hargis (4536, Secretary)

Steve Haynes (4542, Treasurer)

Mark Evinger (4546, President)

Board meeting scheduled date was changed from November 1, 2022 to November 8, 2022 at the request of a board member for personal business.

Agenda

- **Comments from residents regarding matters not on the agenda**
- **Maintenance /repairs (previous and new)**
- **Landscaping (previous and new)**
- **Brief Follow-up to prior issues**
- **HOA administration issues**

Comments from residents regarding matters not on the agenda

- **No comments were received.**

Maintenance /repairs (previous and new)

- **Annual termite inspection notices will be posted on each unit door and on notice board to remind everyone again.**
- **4556 reported a roof leak during the last rains. A roof inspector did not find any issues. The moisture or rain may have found a perfect spot to penetrate, but most likely would not occur again. Will monitor the issue and if it happens again the roofer will return for repairs if needed.**
- **A Chimney inspection was conducted for all chimneys in the complex by Chimney Sweep Inc. It was determined that all the chimneys needed steel chase covers and termination caps. The bid was for \$68,014.00. A couple of errors were found in the bid such as the size and number of chimneys that needed larger chase covers was incorrect. Could we use galvanized steel rather than stainless steel. Andi will contact the vendor to work out details as necessary. At this time the estimate is not approved.**

- **Faucets and locks have been installed. A total of 7 were changed. We may need to order more keys from Amazon or Home Depot for residence.**
- **Andi has located a local handyman, Glen Again Handyman services, to do smaller jobs on the property. Will contact to get estimates for landing, stucco repair and facia repair.**

Landscaping (previous and new)

- **Unresolved-Andi will schedule with Elephant Tree Care for tree trimming of all trees.**
- **Un-resolved-Investigate removing a bush and grass area located in front of 4538 and 4540.**

Brief Follow-up to prior issues

- **Owners who use Wells Fargo bill pay service dues payments have been arriving after the grace period of the 15th. No late fees will be charged, but a notice will be posted to alert owners of the issue. If it persists, then the owners will be fined a late fee.**
- **Organic waste and Waste Management issues have been temporarily resolved. Services will be temporarily suspended, and a credit was issued for non-pick-ups.**
- **On November 1, 2022, an executive meeting was held regarding the un-registered pets. The meeting resulted in an \$800 fine for non-compliance of the pet policy.**

HOA administration issues

- **A draft reserve study was submitted to the board for approval. Based on the information provided in the study, the reserves are at 85.5% funded. The board approved the reserve study submitted.**
- **The 2023 budget was approved with the dues increase applied.**
- **Recommended by the reserve study the board approved a \$30 increase to the monthly dues that will total \$440 per month per unit. The increase will be in effect on January 1, 2023.**
- **Revision of election dates: Mailer will be sent no later than November 16th. It will included election procedures and a form for nominations of any board positions. Nominations must be received by December 7, 2022 to be on the ballot. All ballots must be in receipt to the election inspector by January 20, 2023. Ballots will be counted on January 24, 2023, for the 2023 term of HOA board members starting on February 1, 2023.**

**Meeting was adjourned at 7:15pm Next meeting scheduled for December 13, 2022,
at 6:00pm via ZOOM.**

Minutes submitted on behalf of the board.

Andi Hargis

Secretary