

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

Minutes of Meeting December 13, 2022

The HOA meeting was brought to order by the president at 6:03pm via ZOOM. In attendance at the meeting were:

Andi Hargis (4536, Secretary)

Steve Haynes (4542, Treasurer)

Mark Evinger (4546, President)

Agenda

- **Comments from residents regarding matters not on the agenda**
- **Maintenance /repairs (previous and new)**
- **Landscaping (previous and new)**
- **HOA administration issues**
- **Financial issues/status report**

Comments from residents regarding matters not on the agenda

- **No comments were received.**

Maintenance /repairs (previous and new)

- **Annual termite inspection took place on November 17, 2022. All units were inspected except for 2 units. Andi will contact Harbor Pest Control to see if they have scheduled or been inspected.**
- **Greg Again Handyman services came to inspect the common deck for 4564-4566, stucco and fascia repairs. They were unable to do any of those jobs, but recommended Eric Reedy Contracting. Eric Reedy submitted a bid for the common area deck for 4564-4566 totaling \$3500. Deck Kotings also supplied an estimate for the deck for \$1500. Deck Kotings repaired a deck at 4574 in 2018 and the repair is still in good condition. The board approved Deck Kotings for the repair. A large cover of plywood has been temporarily placed on the deck to prevent any breakthrough until the repairs can be completed.**
- **Future agenda small balcony repairs as needed in all units.**

- **Faucets keys need to be ordered. In the meantime, Steve has a key available attached to a large belt (to prevent from not being returned) for anyone who may need one now.**
- **Glen Again Handyman services were not able to take any of the projects on the property. Will keep the information for possible future projects.**
- **Spa was drained and leaky seals were repaired. Steve will remove the over growth of weeds in the spa pump enclosure.**
- **4548 reported a roof leak and damage near the main room beam. Upon inspection by a board member it was determined that the marking on the beam is from old condensation prior to the installation of the roof vents. No water was actually observed coming from the area. Will continue to monitor.**
- **A certified letter was received from the tenant of 4548 regarding the leak, however no action will be taken from the board as there has been no communication from the owner or property manager regarding this issue.**
- **Un-resolved: Stucco repair on chimney. Product has been purchased and repairs will be completed when the weather dries up.**
- **Un-resolved: Facia repair.**
- **Note that gate codes will be changed sometime after the new year. New code information can be obtained by e-mailing repairs@wplhoa.org for anyone who may still need it.**

Landscaping (previous and new)

- **Tree trimming bid has been approved for all trees of \$8500. Elephant Tree Care can begin with the carrot wood trees and then trim all other trees in 2023. Weather permitting.**
- **Un-resolved-Investigate removing a bush and grass area located in front of 4538 and 4540.**

HOA administration issues

- **BOD election – No new nominations have been received. Ballots will be sent out no later than December 16, 2022. Patty Katashima has agreed to be the Election Inspector.**

Financial issues/status report

- **Bank Statements and reports were submitted by the treasurer.**
- **A 1 year CD at Union Bank has matured at 3%. Currently looking for a high rate to purchase another CD, possible at a credit union such as SDCCU. Until then the monies will be in the Money Market Account.**

Meeting was adjourned at 6:55pm Next meeting scheduled for January 24, 2023, at 6:00pm via ZOOM.

Minutes submitted on behalf of the board.

Andi Hargis

Secretary