

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

Minutes of Meeting July 11, 2023

The HOA meeting was brought to order by the president at 6:07pm 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**
- **Water heater leak – Units 4574 and 4576**
- **Electric vehicle charging station installed without permission – Unit 4550**
- **Gas leak – Unit 4552**
- **Gates**
 - A. Exit gate repair / replacement.**
 - B. Entrance gate status and signage**
- **Balcony inspection and repairs**
- **Comments from owners regarding updated fine schedule.**
- **Maintenance/repair issues (previous and new)**
 - A) Roof overhang**
 - B) Fascia repair**
 - C) Spa pipe**
 - D) Minor jobs (painting? Power washing?)**
- **Landscaping issues (previous and new**
- **Insurance**
- **Financial issues/status report**

Comments from residents regarding matters not on the agenda

- **No comments**

Water heater leak-Units 4574 and 4576

- **Property manager for 4576 told 4574 that she needs to contact her own insurance company and 4576 insurance company may not cover all the liability. 4574 has not responded to 4576 property manager or owners' e-mails.**
- **The Board may recommend a meeting with the insurance agents and owners so everyone can see each other's positions, hopefully before there is any mediation or lawsuits.**

Electric vehicle charging station installed without permission -unit 4550.

- **It was discovered that a vehicle charging station was installed in the common area outside the unit of 4550 without permission. Rules state that plans can be submitted to the HOA for approval. The conditions would include must be installed by a professional. The property HOA must be named on the insurance in case of an incident such as fire or electrocution.**
- **The board will notify the owner of this violation and set an executive meeting for them to provide the required forms and information for approval. The meeting date will be set after the board has received and reviewed any documents submitted. Materials must be received by August 18th and a possible executive before the board meeting on August 29th.**
- **If the documents do not meet the requirements, the owner will be required to remove the station and return the common area to its original condition.**

Gas leak – 4552

- **Gas leak discovered at 4552 which seems to be located after the meter entering the unit.**
- **A meeting with Bill Howe is set for Thursday the 13th to review acceptable options with the owner and the HOA.**

Gates

- A. Exit gate repair: Approval to replace the mechanical motor and parts. These current motor and parts are original and have never been replaced. The estimated cost will be \$3,200 for parts and labor based on installation time.**
- B. Entry gate: A Magnetic lock of up to 600lbs has been installed on the gate to prevent from being pushed open. The board will consider new signage for the dos and don'ts of the gate operations.**

Balcony inspection and repairs.

- **Andi will be looking into the statute and process to proceed.**

Comments from owners re updated fine schedule.

- **No comments were submitted.**

Maintenance/repairs issues (previous and new)

- **Un-resolved: Roof overhang.**
- **Un-resolved: Fascia repair: Handyman recommended finding a roofer for these repairs.**
- **Un-resolved spa signage: Check with Adrian about the status of this.**
- **Minor jobs: Andi will speak with Kimo if he would be interested in doing some gate painting and power washing of walkways.**

Landscaping issues (previous and new)

- **None**

Comments from residents regarding matters not on the agenda

- **No comments were received.**

Insurance

- **Earthquake is up in August and the others in September. Need to contact agents for renewals.**

Financial issues/status report

- **Financial statements submitted by treasurer, no issues to discuss.**

Meeting was adjourned at 7:34pm Next meeting scheduled for August 22, 2023, at 6:00pm via ZOOM.

Minutes submitted on behalf of the board.

**Andi Hargis
Secretary**