

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

Minutes of Meeting August 22, 2023

The HOA meeting was brought to order by the president at 6:09pm via ZOOM. In attendance at the meeting were:

Andi Hargis (4536, Secretary)

Steve Haynes (4542, Treasurer)

Mark Evinger (4546, President)

Jeremiah Donner (owner 4556)

Agenda

- **Comments from residents regarding matters not on the agenda**
- **Status reports regarding existing matters.**
 - A. **Water heater leak – units 4574-4576**
 - B. **Electric vehicle charging station installed without permission – 4550.**
 - C. **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)**
- **Status report: Insurance renewals for 2023-2024**
- **Financial issues/status report**

Comments from residents regarding matters not on the agenda

- **Jeremiah Donner (4556) is concerned about the Barnes Tennis Center located just north of our property and just over the wall from the back units,**

large events taking place. They are currently allowing cars to park up to the wall. The area is not paved and creates dust and noise for the units located in the back. Some residents have contacted the GM of the center about their concerns without a viable solution.

- The board stands with their concerns but has no solutions to resolve the situation. Recommended contacting Council Member Jen Campble with their complaints. Also, maybe contact the PL Planning Board, Costal Commission and community planning boards. The property has a lease agreement with the city that may provide information of what they can and cannot do back there.

Status report regarding existing matters

- A. Water heater leak – units 4574-4576: There has been no new communication with the HOA board regarding this issue.**
- B. Electric vehicle charging station installed without permission – 4550: An incomplete application was submitted. Missing items include plans, insurance from contractors, a permit was in question. The unit subsequently was removed by the owner; therefore, no further action was taken.**
- C. Gas leak – Unit 4552: Meeting with Bill Howe Plumbing provided information on the gas leak. It was determined by the board and owner that running a new gas line along the exterior wall, above ground from the meter to the unit is the best option. The cost of the work is the responsibility of the owner because the leak was located beyond the meter. The estimated cost to the owner was \$7,634.00.**

Gates

- A. Exit gate repair: Will be operational by tomorrow. It was suggested that the board consider a keypad to allow pedestrians to open the gate from the inside to exit the property with bikes, strollers, etc. The board will consider.**
- B. Entry gate: Un-resolved signage.**

Balcony inspection and repairs.

- **An appointment has been scheduled for Friday August 25th at 10am with a contractor, Best-Rate-Deck. Units 4532-4546 will be notified for access to their patios on this day without exceptions.**

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: Un re-solved 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)

- **Need call Harbor Pest Control regarding gophers in the front landscaping.**
- **Ask the landscapers to cut back a tree from the neighboring property that is hanging over the wall at 4548.**

Status report: Insurance renewals for 2023-2024

- **Crime/Fidelity, Workers Comp and Property/Liability will all renew upon receiving billing.**
- **Earthquake insurance was renewed but with a 30% increase. Was informed that was better than the 40% other policies have increased. The board will review the policy in March of 2024.**

Financial issues/status report

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

Meeting was adjourned at 7:07pm Next meeting scheduled for September 19, 2023, at 6:00pm via ZOOM.

Minutes submitted on behalf of the board.

**Andi Hargis
Secretary**