

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

Minutes of Meeting August 6, 2024

Executive Session

- **Garbage violations, overfilling dumpsters with furniture. Notices sent to the Owners, Property Management and tenants. None of the recipients have appeared to appeal fines for violation. The board received an e-mail from the tenant describing his actions, stating that the item was removed by him from the dumpster. The waste company had already come around and did not take the dumpster because of the item. They did however return and removed the dumpster after the item was removed. No additional charges were charged to account for this incident. The fine for this violation is up to \$150 + costs. The board unanimously voted to impose a fine of \$75 for the activity and involvement of the HOA.**
- **Executive meeting adjourned at 6:12pm.**

The HOA meeting was brought to order by the president at 6:17pm via ZOOM. In attendance at the meeting were:

Andi Hargis (4536, Secretary)

Steve Haynes (4542, Treasurer)

Mark Evinger (4546, President)

Agenda Regular Session

- **Comments from residents regarding matters not on the agenda**
- **Old business**
 - a) **Barnes Tennis Center parking lot – status**
 - b) **Quieter Homes (San Diego Airport) - status**
- **Maintenance/repair issues from prior meetings**
 - a) **Balcony decks for front units**
 - b) **Window/door policy (from 2020)**
- **New Maintenance Issues**
- **New Landscape issues**

- **Earthquake insurance for 2024-25 – status**
- **Financial issues/status report**
- **Vehicles exiting the entrance gate**

Comments from residents regarding matters not on the agenda
None

Old Business

- a) **Barnes Tennis Parking Lot – status: No new correspondence or resolve reported,**
- b) **Quieter Homes (San Diego Airport) – status: The board e-mailed all the owners with a link to complete an application for the Quieter Homes Program. 4 owners are known to have submitted an application. May be others that are unknown to the board.**

Maintenance issues from prior meetings

- a) **The balconies/decks: On going project. Smaller upper decks in 4538 and 4542 are almost completed. Pending is the smaller deck at 4546 and the entry landing at 4538. It has taken approximately 5 days to complete one deck. The pending projects are scheduled to begin on August 12.**
- b) **A draft of policy for replacement of windows and doors was reviewed by the board. The policy is referred to the next scheduled meeting for final vote for adoption.**

New Maintenance issues

- **The property now has 2 new active cameras focusing on the east end of the parking lot where cars are entering, and the west end of the parking lot where cars would be exiting and includes the garbage area.**

Landscaping issues

- **None**

Earthquake insurance for 2024-2025 status

- **The insurance policy premium increased approximately 11% from last year. Considering the trend of increasing insurance policy premiums increases, this appears to be reasonable for keeping the policy active.**

- **Fire, General Liability and Workers Compensation will be renewed in September.**

Financial issues

- **The board approved to open a new CD account. Statements for July and August are not yet available.**

Vehicles exiting the entrance gate

- **It has been brought to the attention of the board that motorcycles and other vehicles (bikes, and cars) have been exiting the property by way of the entry gate. The issues cause is probably because the exit gate does not recognize small vehicles such as motorcycles and bikes. Normal size vehicles should never exit through the entry gate.**
- **This poses a safety issue with vehicles exiting up the ramp may not be noticeable to a vehicle entering down the ramp.**
- **The board will send out notices to all owners and property managers and post near the mailboxes reminding everyone that this is a finable violation.**
- **The Board will investigate installing a manual keypad at the bottom of the exit gate ramp that will activate the gate so smaller vehicles can exit more safely.**

The meeting was adjourned at 6:55pm. Next meetings are scheduled for September 17, 2024, and October 22, 2024, at 6:00pm via ZOOM.

Minutes submitted on behalf of the board.

Andi Hargis

Secretary