

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

Minutes of Meeting January 14, 2025

Executive Session

- Meeting brought to order by the president at 6:02pm on January 14, 2025, via ZOOM.
- Notices of meeting for the imposed fines were sent on December 11, 2024, for appeals at this executive session. All notices were to be compliant by January 10, 2025, to either request an alternate date or submit an appeal for review.
- Notices for potential fines and date/time of special executive meeting for appeal, were sent to units' owners, property managers, and tenants.
- No one representing any of the units is present at this meeting.
- The board will discuss fines after this regular meeting.
- Executive meeting adjourned at 6:15pm.

The HOA board of directors 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)

Patty Katashima (Election Inspector)

Agenda Regular Session

- Comments from residents regarding matters not on the agenda
- Elections
 - a) Board of Directors election
 - b) Officers' election for FY 2025
 - c) February 2025 Board meeting to be scheduled
- Spike in utility usage
- Old Maintenance Issues
 - a) Driveway resurfacing

- **New Maintenance Issues**
- **Insurance for 2024-25 - report**
- **Financial issues/status report**

Comments from residents regarding matters not on the agenda
None

Elections

- a) **Board of Directors Elections: Photos were taken of all the 14 election ballot envelopes received. All were signed and verified, a quorum was satisfied with the 14 ballots**
- b) **Officers' Election: All envelopes were opened and reviewed by the Election Inspector. No new write ins for votes were discovered. The current board members are deemed elected and will resume their current rolls as President, Treasurer and Secretary.**
- c) **February 2025 Board Meeting scheduled for February 25, 2025**

Spike in utility usage

SDG&E sent notice of the bill was up by 75% by mid cycle. On December 13th a graph indicated a 50% spike from 6am to 2pm then another similar spike on December 29th. The same pattern is shown on January 3-4-5 within the hours of 12am to 8pm. On January 6th the usage appears to go back to normal. The estimated cost increase for this cycle is \$500.

The Board is unable to determine the cause from usual suspects such as the spa heater malfunction. Therefore, a notice will be posted near P.O. boxes to inform residents of the discovery and a reminder that charging cars, heaters, and freezers as an example are not permitted in garages and could be subject to fines and reimbursement of electricity charges.

Old Maintenance

- a) **Driveway resurfacing: Will be reviewed on a spring agenda after the rainy season.**

New Maintenance

- a) **A water leak has been discovered near the steps leading to the P.O. boxes on the west side of the steps. Will check irrigation boxes and notify the landscapers to check the system.**

- b) **Call for termite spot treatment in railing located in the common area between 4536-4538.**

Financial issues

Financials submitted by treasurer. As of January 1, 2025, dues have increased to \$532.00/month.

The meeting was adjourned at 6:56pm. Next meetings are scheduled for February 25, 2025, at 6:00pm via ZOOM.

Minutes submitted on behalf of the board.

Andi Hargis

Secretary

Executive Session Cont.

No appeals were made from any of the units notified of pending fines.

The board has voted unanimously to:

Impose \$125.00 fines for denial of access for maintenance

Impose \$250.00 fines for denial of access for maintenance and no arrangements made for inspection.

Impose \$250.00 fines for delay in submitting tenant information.

Meeting adjourned at 7:16pm