

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

Minutes of Meeting August 12, 2025

The HOA board of directors meeting was brought to order by the president at 6:00pm 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
- Old Maintenance Issues
 - a) Driveway resurfacing
 - b) Spa area (security camera, fencing, and/or lighting)
 - c) Change in landscaper
 - d) Bubblers/sprinklers
 - e) Storage shed
 - f) Crack in concrete at main pedestrian entry
 - g) Patio wall -4570/72
- New Maintenance Issues
- Barnes Tennis Center alcoholic beverage license application
- Revisions to Rules & Guidelines in response to AB 130
- Insurance renewals for 2025-2026 – status
- Financial issues/status report

Comments from residents regarding matters not on the agenda

None

Old Maintenance

- a) Driveway resurfacing: The resurfacing has been scheduled for August 25th. Mailers will be sent to all owners and property managers. Thursday August 21st Andi will post notice on all doors. Notice will be posted at mailboxes immediately. Steve will contact the landscapers and trash to adjust their schedules.
- b) Spa Area: Unresolved-ongoing discussion.
- c) Change in landscaper: Unresolved-ongoing discussion and recommendations.

- d) **Bubblers/sprinklers:** Select-A-System has replaced the timer in the control box. Some of the bubblers have been repaired, and we need to order some new ones. Some line feeds are also in need of repair.
- e) **Storage shed:** Unresolved
- f) **Crack in concrete:** Unresolved
- g) **Patio Wall 4570-72:** Unresolved

New Maintenance

- a) **Renewal for the termite contracts from Harbor Pest have arrived.** Andi will call Harbor Pest to schedule the annual termite inspection of all buildings.

Barnes Tennis Center Alcoholic beverage license application: All residents have received a notice from the ABC that the Barnes Tennis Center has applied for a liquor license for the property located to the north of our property. Steve will investigate the application. Andi will encourage anyone that may be interested in opposing/protesting the application to fill out the protest form and send it to the ABC for review.

Revisions to Rules & Guidelines in response to a new statute AB 130. AB 130 is requiring HOA's to not to have fines over \$100, unless it proves to be destructive or dangerous to the property or persons. If the violation is resolved/repaired before the next scheduled meeting the fine cannot be applied. An attachment of the purposed revisions was supplied and will be posted on the HOA website upon final approval. The Board unanimously approved the revisions to the Rules & Guidelines.

Insurance renewals: September is the usual time when insurance renewals are expected. A total of all the policies is at a 28% increase, which would equate to about \$10 per unit. The Board has agreed to all renewals. Declarations will be posted on the HOA website when they arrive.

Financial issues

Financials were submitted by the treasurer. No issues to report.

The meeting was adjourned at 6:52pm. Next meetings are scheduled for September 23, 2025, at 6:00pm via ZOOM.

Minutes submitted on behalf of the board.
Andi Hargis
Secretary

