

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

**Minutes of Meeting
September 23, 2025**

The HOA board of directors meeting was brought to order by the president at 6:01pm 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**
- **Termite inspection status (10/14/2025)**
- **Barnes Tennis Center Alcoholic Beverage License Application**
- **Quieter Homes Program Status**
- **Reimbursement request - 4548**
- **Old Maintenance Issues**
 - a) Spa area (security camera, fencing, and/or lighting)
 - b) Storage shed
 - c) Crack in concrete at main pedestrian entry
 - d) Patio wall -4570/72
- **New Maintenance Issues**
- **Board of Directors election schedule for FY 2026**
- **Financial issues/status report**

Comments from residents regarding matters not on the agenda

None

Termite inspection status: Annual termite inspection is scheduled for October 10, 2025. A mailer has been sent out to all owners, property managers, and residences notifying them of the upcoming inspection. Notice is also posted by mailboxes. On October 10, 2025, reminder notices will be posted on all doors.

Barnes Tennis Center Alcoholic Beverage License Application:

No new news to report.

Quieter Homes Program Status: Received an e-mail from the Quieter Homes Program with a list of property addresses that have completed an application on file. In the August owner mailer, information was provided of how to apply. Andi

will follow up with the Quieter Homes Program to see if the status has changed and who has not sent in an application.

Reimbursement request – 4548: E-mail received from the property manager requesting reimbursement for the upstairs toilet back-up, the plumber they hired had found twigs while unclogging the toilet. Policy states that any problems in the common area should be reported to the board. In this incident the repair was done before the board was notified, therefore the board was not made aware of any issues. The plumber's report does not provide enough information to determine any issues. The board has voted unanimously and reluctantly to reimburse the property for \$298, with emphasis on the policy and not to conclude that this sets any precedent for future claims.

Old Maintenance

- a) Spa Area: Unresolved-ongoing discussion.
- b) Storage shed: Unresolved
- c) Crack in concrete: Unresolved
- d) Patio Wall 4570-72: Unresolved

New Maintenance:

- a) A leak in garage assigned 4544 showed signs of a possible leak coming from the lower deck of 4544. The contractor that performed the resurfacing returned and put caulking around the scuppers. Will continue to monitor the situation.
- b) Future Agenda: Evaluate the condition of the front unit steps and walkways for resurfacing.
- c) Driveway resurfacing has been completed without incidents. The board is making note that the end results were not satisfactory. There is some bubbling that appeared and places where the water pools when it rains. The next time the driveway is resurfaced the board will seek a different contractor for the project.
- d) 4576 – Skunk: A skunk was sited nesting between the wall and building located at 4578. To remedy the problem, all holes that the skunk created were filled, the damaged stucco where a hole was present was sealed and repaired, and predator urine was sprayed in the area. The skunk appears to have moved out. Will continue to monitor the situation.
- e) Cassia trees look lanky and are coming to the end of their blooming cycle. Andi will contact the tree trimmer, OB Arborist, for advice on when the best time to trim would be.

Board of Directors election schedule for FY 2026: The procedure for the election will remain the same as previous elections. The schedule for nominations, ballot returns, and election results dates will be sent to all owners and posted near

mailboxes. The board unanimously voted for the election procedures for the Board of Directors FY 2026.

Financial issues

**Financials were submitted by the treasurer. No issues to report.
CD maturity will occur in October.**

The meeting was adjourned at 6:44pm. Next meetings are scheduled for October 28, 2025, at 6:00pm via ZOOM.

Minutes submitted on behalf of the board.

**Andi Hargis
Secretary**