

*Professionally Managed
By*
ASPM-San Diego



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VILLA DOMINIQUE VIEWHOMES HOMEOWNERS' ASSOCIATION¹
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
April 23, 2025

1. CALL TO ORDER
 - A. Open session was called to order by Community Manager, Kari Swanberg, at 6:00 p.m. via Zoom a quorum was then present.
2. ROLL CALL
 - A. Board Members Present:

President	Stuart Fromson
Vice President	Lynda Cote
Treasurer	Andrew Viegas
Secretary	Michael Gall
Member at Large	Open
 - B. Others Present:

Manager/Recorder	Kari Swanberg, ASPM-San Diego
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3. MANAGEMENT REPORT
 - A. The Association Summary Report ending March 2025 was reviewed.
 - B. Maintenance reports were available for review.
4. APPROVAL OF MINUTES
 - A. **MSUC to: Approve** the Open session meeting minutes for March 26, 2025, as submitted.
5. EXECUTIVE SESSION DISCLOSURE
 - A. Executive session was held on April 23, 2025, to review the following:
 1. Approval of Executive meeting minutes of March 26, 2025.
 2. Delinquencies, Association action items & call logs were reviewed.
 3. Violations and Fine Policy was reviewed and a new fine policy draft was approved.
 4. There was no contracts approved during April Executive meeting.
6. COMMITTEE REPORTS
 - A. The Landscape Committee
 - B. Architectural Committee
 1. 4874 Renovo Way, Windows - Approved
 - C. Pool Committee
 1. Will be meeting with WICR Friday April 25 to go over the pool deck repairs

¹ California corporation entity number C0956718

7. FINANCIAL REPORT

A. In compliance with California Civil Code §5500, the Operating account and Reserve account bank statements, the check registers, the general ledger, and the delinquency report for the month of March 31, 2025, were reviewed by the Board of Directors.

1. **MSUC to: Receive** the financial report for March 31, 2025, subject to audit or review.
2. There are currently no delinquency motions.
3. Board will meet to discuss the budget and will approve at the May 28, 2025, meeting.
4. The Reserve study was received and submitted to the Board and will be approved at the May 28, 2025, meeting.

8. UNFINISHED BUSINESS

A. The re-roof schedule by Alta Roofing will take place in June.

9. NEW BUSINESS

A. None Currently

10. HOMEOWNER FORUM

A. There were 6 homeowners present during the April Open Meeting.

11. ADJOURNMENT

A. Open session adjourned at 7:09p.m.

B. Next Board of Directors meeting will be held on June 25, 2025, at 6:00pm

APPROVED:

SECRETARY _____ DATE _____