

*Professionally Managed
By*
ASPM-San Diego



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VILLA DOMINIQUE VIEWHOMES HOMEOWNERS' ASSOCIATION¹
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
Reconvened June 4, 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 (absent) |
| Secretary | Michael Gall |
| Member at Large | Open |
- B. Others Present:
- | | |
|-----------------------|-------------------------------|
| Manager/Recorder | Kari Swanberg, ASPM-San Diego |
| Kirk Miller Insurance | Brian Kalmenson |

3. MANAGEMENT REPORT

- A. The Association Summary Report ending April 2025 was reviewed.
B. Maintenance reports were available for review.

4. APPROVAL OF MINUTES

- A. The Open session meeting minutes for April 23, 2025, were not approved.

5. EXECUTIVE SESSION DISCLOSURE

- A. Executive session was held on June 4, 2025, to review the following:
1. Executive meeting minutes of April 23, 2025, were not approved.
 2. Delinquencies, Association action items & call logs were reviewed.
 3. Violations and Fine Policy was reviewed, and a hearing was held
 4. There was no contracts approved during June Executive meeting.

6. COMMITTEE REPORTS

- A. The Landscape Committee
1. Management mentioned moving the LS walk to every other month so that the off months can focus on general maintenance.
- B. Architectural Committee
1. No approvals for the month of April
 2. Joe Sapuppo was voted on as a new member of the Architectural Committee
- C. Pool Committee
2. No updates currently

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 April 30, 2025, subject to audit or review.
2. There are currently no delinquency motions.
3. **MSUC to Approve** the 2025-2026 Budget with an increase in monthly assessments to be \$500 per unit. All other increases as per the budget GL's were also approved and will take affect July 1, 2025.
4. The Reserve study was reviewed and tabled for edits to the roofing replacements.

8. UNFINISHED BUSINESS

- A. The re-roof schedule by Alta Roofing is still underway.
- B. **MSUC to Approve** the new fine policy

9. NEW BUSINESS

- A. Brian Kalmenson with Kirk Miller Insurance attended the meeting to speak about the cancellation of insurance from Farmers. They are working on getting another Carrier and if unsuccessful would go out of state. They do feel confident they will find in state coverage and will keep the association updated as we near the renewal policy.

10. HOMEOWNER FORUM

- A. There were 5 homeowners present during the reconvened May meeting held June 4 Open Meeting.

11. ADJOURNMENT

- A. Open session adjourned at 6:58p.m.
- B. Next Board of Directors meeting will be held on July 23, 2025, at 6:00pm

APPROVED:

SECRETARY _____ DATE _____