

*Professionally Managed
By*
ASPM-San Diego



Kari Swanberg
Community Asset
Manager
kari@aspm-sd.com

VILLA DOMINIQUE VIEWHOMES HOMEOWNERS' ASSOCIATION¹
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
March 26, 2025

1. CALL TO ORDER

- A. Open session was called to order by Community Manager, Kari Swanberg, at 5:30 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 |
|------------------|-------------------------------|

3. MANAGEMENT REPORT

- A. The Association Summary Report ending February 2025 was reviewed.
- B. Maintenance reports were reviewed. Andrew asked about the extra 32 hours as carryover hours owed to the community. Manager to discuss with Maintenance.

4. APPROVAL OF MINUTES

- A. **MSUC to: Approve** the Open session meeting minutes for February 26, 2025, as submitted.

5. EXECUTIVE SESSION DISCLOSURE

- A. Executive session convened following the Open session on March 26, 2025, to review the following:
1. Approval of Executive meeting minutes of February 26, 2025.
 2. Delinquencies, Association action items & call logs were reviewed.
 3. There was no contracts approved during February Executive meeting.

6. COMMITTEE REPORTS

- A. The Landscape Committee
- B. Architectural Committee
1. 4874 Renovo Way, Windows - Approved
- C. Pool Committee
1. Scheduling WICR at the next April walk to take a look at the pool deck
 2. Two new pool umbrellas were purchased.

7. FINANCIAL REPORT

¹ California corporation entity number C0956718

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 February 28, 2025, were reviewed by the Board of Directors.

1. **MSUC to: Receive** the financial report for February 28, 2025, subject to audit or review.
2. There are currently no delinquency motions.
3. Management reminded the Board the April Meeting will be the review of the 2025 Draft budget and reserves.

8. UNFINISHED BUSINESS

A. No updated on the re-roof schedule by Alta Roofing.

9. NEW BUSINESS

A. None Currently

10. HOMEOWNER FORUM

A. There were 5 homeowners present during the March Open Meeting.

11. ADJOURNMENT

- A. Open session adjourned at 7:06p.m.
- B. Next Board of Directors meeting will be held on April 23, 2025, at 5:30pm

APPROVED:

SECRETARY _____ DATE _____