

*Professionally Managed
By*
ASPM-San Diego



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VILLA DOMINIQUE VIEWHOMES HOMEOWNERS' ASSOCIATION¹
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
August 27, 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 |
|------------------|-------------------------------|

3. MANAGEMENT REPORT

- A. The Association Summary Report ending July 2025 was reviewed.
B. Maintenance reports were reviewed.

4. APPROVAL OF MINUTES

- A. The Open session meeting minutes for July 23, 2025, were approved.

5. EXECUTIVE SESSION DISCLOSURE

- A. Executive session was held on August 27, 2025, to review the following:
1. Executive meeting minutes of July 23, 2025, were approved.
 2. Delinquencies, Association action items & call logs were reviewed.
 3. There were no contracts approved during June Executive meeting.

6. COMMITTEE REPORTS

- A. The Landscape Committee
1. Seeding and irrigation checks were complete throughout areas where grass was showing signs of struggle
 2. Lantana was replaced in areas where bald patches in landscape appeared
 3. Bougainvillea bushes were cut back to promote growth
- B. Architectural Committee
1. 4855 Seda – sale sign was approved
- C. Pool Committee
4. 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 July 2025, were reviewed by the Board of Directors.

1. **MSUC to: Receive** the financial report for July 31, 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 effect July 1, 2025.
4. The Reserve study was reviewed and tabled for edits to the roofing replacements.
5. **MSUC to Approve** an emergency Special Assessment for increase of insurance premium in the amount of 2041.74 per owner for 8 months to begin October 15, 2025, total assessment \$159,256.04.

8. UNFINISHED BUSINESS

A. **MSUC to Approve** the new insurance policy at a premium of \$224,256.04.

9. NEW BUSINESS

A. Special Assessment outlined under Financial Report

10. HOMEOWNER FORUM

A. There were 7 homeowners present during the August 27 Open Meeting.

11. ADJOURNMENT

- A. Open session adjourned at 6:48p.m.
- B. Next Board of Directors meeting will be held on September 24, 2025, at 6:00pm

APPROVED:

SECRETARY _____ DATE _____