

*Professionally Managed
By*
ASPM-San Diego



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VILLA DOMINIQUE VIEWHOMES HOMEOWNERS' ASSOCIATION¹
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
September 24, 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 (absent)
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 September 2025 was reviewed.
 - B. Maintenance reports were reviewed.
 - C. Annual Calendar monthly items were reviewed.
4. APPROVAL OF MINUTES
 - A. The Open session meeting minutes for September 24, 2025, were not reviewed.
5. EXECUTIVE SESSION DISCLOSURE
 - A. Executive session was held on October 22, 2025, to review the following:
 1. Executive meeting minutes of September 24, 2025, were received.
 2. Delinquencies, Association action items & call logs were reviewed.
 3. The following contracts were approved:
 - a. ASPM Maintenance, Stucco Repairs \$28,751.00
 - b. Anchor Construction, Gutter Repair \$795.00
 - c. One Tripp Tree Removal \$860.00
6. COMMITTEE REPORTS
 - A. The Landscape Committee – nothing new to report
 - B. Architectural Committee
 1. No new applications during September
 - C. Pool Committee
 1. Pool deck will start November 1 and hopes to finish by Thanksgiving Holiday, weather permitting.

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 September 2025, were reviewed by the Board of Directors.

1. **MSUC to: Receive** the financial report for September 31, 2025, subject to audit or review.
2. There are currently no delinquency motions.

8. UNFINISHED BUSINESS

- A. Pool deck repairs and schedule dates were discussed and will start December 1, 2025, with an expectation of completion before the Thanksgiving Holiday.
- B. Driveway repairs at 4766 and 4770 Renovo date TBD.

9. NEW BUSINESS

- A. None currently

10. HOMEOWNER FORUM

- A. There were 5 homeowners present during the October Open Meeting.

11. ADJOURNMENT

- A. Open session adjourned at 6:55p.m.
- B. Next Board of Directors meeting will be held on October 22, 2025, at 6:00pm

APPROVED:

SECRETARY _____ DATE _____