Professionally Managed By
ASPM-San Diego

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VILLA DOMINIQUE VIEWHOMES HOMEOWNERS' ASSOCIATION[1]
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
December 4, 2025

(a rescheduled November meeting)

1. CALL TO ORDER
   A. Open session was called to order by Community Manager, Kari Swanberg, at 6:07 p.m. via Zoom a quorum was then present.

   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

2. MANAGEMENT REPORT
   A. The Association Summary Report ending November 2025 was reviewed.
   B. Maintenance reports for November were reviewed.
   C. Annual Calendar monthly items were reviewed.

3. APPROVAL OF MINUTES
   A. **MSUC to Approve :**The Open session meeting minutes for September 24, 2025
   B. **MSUC to Approve :**The Open session meeting minutes for October 22, 2025

4. EXECUTIVE SESSION DISCLOSURE
   A. Executive session of November was held on December 4, 2025, to review the following:
      1. Executive meeting minutes of Sept 24 & Oct 22, 2025, were approved
      2. Delinquencies & call logs were reviewed.
      3. The following contracts were approved:
         a. Payan Pools $5,408.54
         b. Anchor Construction, Drainage Repair $1,200
         c. One Tripp Tree Removal $573.00
         d. Leonard Peterson roof maint and gutter cleaning $9,000

5. COMMITTEE REPORTS
   A. The Landscape Committee – nothing new to report
   B. Architectural Committee
      1. No new applications during November
   C. Pool Committee
      1. Jim Cote gave his update on the pool deck and spa repairs.

[1] California corporation entity number C0956718

6. 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 October 31, 2025, were reviewed by the Board of Directors.

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

7. UNFINISHED BUSINESS
   - A. Pool Deck Repairs are still underway with rain delaying completion date.
   - B. Driveway repairs at 4766 and 4770 Renovo date TBD.
   - C. Tree Removals were discussed and Board to wait on approvals until additional walk-thru can be done with arborist.
   - D. Annual Election was discussed

8. NEW BUSINESS
   - A. MSUC to Approve: $600 Holiday Bonis for Eddie (Landscaper).

9. HOMEOWNER FORUM
   - A. There were 3 homeowners present during the October Open Meeting.

10. ADJOURNMENT
    - A. Open session adjourned at 6:45p.m.
    - B. Next Board of Directors meeting will be held on January 28, 2025, following the Annual meeting.

APPROVED:

SECRETARY_____DATE_____