

*Professionally Managed
By*
ASPM-San Diego



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VILLA DOMINIQUE VIEWHOMES HOMEOWNERS' ASSOCIATION¹
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
January 28, 2026

1. CALL TO ORDER
 - A. Open session was called to order by Community Manager, Kari Swanberg, at 4:25 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	Monty McLntyre
 - B. Others Present:

Manager/Recorder	Kari Swanberg, ASPM-San Diego
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3. BOARD NOMINATION TO FILL OPEN CHAIR
 - A. **MSUC to Approve:** Lynda Cote to fill the open seat on the Board for a 1year term
4. MANAGEMENT REPORT
 - B. The Association Summary Report ending December 2025 was reviewed.
 - C. Maintenance reports for December were reviewed.
 - D. Annual Calendar monthly items were reviewed.
5. APPROVAL OF MINUTES
 - A. The Open session meeting minutes for December 4, 2025, were not reviewed.
6. EXECUTIVE SESSION DISCLOSURE
 - A. Executive session was held on January 28, 2026, to review the following:
 1. Delinquencies & call logs were reviewed
 2. Future Projects and Funding were discussed.
 3. The following contracts were approved:
 - a. ASPM Maintenance, Stucco Repairs \$8,158.00
 - b. Alta Roofing Re-Roofing Bldgs. 4850-4890 \$65,175.00
 - c. Alta Roofing Repairs:
 2. Building 4732 Estimate #9705 \$2,160.00
 3. Building 4740 Estimate #9704 \$3,360.00
 4. Building 4770 Estimate #9726 \$3,635.00
7. COMMITTEE REPORTS
 - A. The Landscape Committee – nothing new to report
 - B. Architectural Committee

¹ California corporation entity number C0956718

1. Proposed Policy for Security Cameras was tabled
- C. Pool Committee
 1. Jim Cote touched on why the pool spa timer keeps turning off and that it is checked regularly and spa is at correct temperatures. There is no cover over spa so colder outside temps may take the spa longer to heat. Reasons for not replacing the cover were discussed.

8. 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 December 31, 2025, were reviewed by the Board of Directors.
 1. **MSUC to: Receive** the financial report for December 31, 2025, subject to audit or review.
 2. There are currently no delinquency motions.

9. UNFINISHED BUSINESS

- A. Pool deck repairs were complete.
- B. Driveway repairs at 4766 and 4770 Renovo date TBD and may require further inspection on where costs can be saved.
- C. Tree removal was discussed that were approved with One Tripp and need to be scheduled.

10. NEW BUSINESS

- A. None currently

11. HOMEOWNER FORUM

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

12. ADJOURNMENT

- A. Open session adjourned at 5:03p.m.
- B. Next Board of Directors meeting will be held on February 25, 2025, at 6:00pm

APPROVED:

SECRETARY _____ DATE _____