Professionally Managed By
ASPM-San Diego

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VILLA DOMINIQUE VIEWHOMES HOMEOWNERS' ASSOCIATION[1]
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
February 25, 2026

1. CALL TO ORDER
   A. Open session was called to order by Community Manager, Kari Swanberg, at 6:33 p.m. via Zoom a quorum was then present.
2. ROLL CALL and Organizational took place with the following positions voted on by the Board
   A. Board Members Present:

President	Stuart Fromson
Vice President	Monty McLntyre
Treasurer	Andrew Viegas
Secretary	Michael Gall
Member at Large	Lynda Cote

   B. Others Present:

Manager/Recorder	Kari Swanberg, ASPM-San Diego

3. MANAGEMENT REPORT
   A. The Association Summary Report ending January 2026 was reviewed.
   B. Maintenance reports for January were reviewed.
   C. Annual Calendar monthly items were reviewed.
4. APPROVAL OF MINUTES
   A. **MSUC to Approve:** The Open session meeting minutes for December 4, 2025.
   B. **MSUC to Approve:** The Open session meeting minutes for January 28, 2028.
5. EXECUTIVE SESSION DISCLOSURE
   A. Executive session was held on January 28, 2026, to review the following:
      1. Delinquencies & call logs were reviewed
      2. The following contracts were approved:
         a. The Forestry Group Tree Care $13,705 and Euc Tree Treatment $550
6. COMMITTEE REPORTS
   A. The Landscape Committee – Irrigation at the strips need checked
   B. Architectural Committee
      1. Proposed Policy for Security Cameras was tabled
   C. Pool Committee
      1. Pool furniture re-strapping, need bids. Agree that only 8 of 12 lounges are needed at the pool.
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 January 31, 2026, were reviewed by the Board of Directors.

1. **MSUC to: Receive** the financial report for January 31, 2026, subject to audit or review.
2. There are currently no delinquency motions.

8. UNFINISHED BUSINESS
   A. 4766 driveway will be looked at on next walk to see if money can be saved on full repairs quoted.
   B. Tree removal was discussed that were approved with One Tripp and need to be scheduled.

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 7:03p.m.
    B. Next Board of Directors meeting will be held on March 25, 2025, at 6:00pm

APPROVED:

SECRETARY_____DATE_____