

*Professionally Managed
By*
ASPM-San Diego



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VILLA DOMINIQUE VIEWHOMES HOMEOWNERS' ASSOCIATION¹
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 6:13 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
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3. MANAGEMENT REPORT
 - A. The Association Summary Report ending February 2026 was reviewed.
 - B. Maintenance reports for February were reviewed. Andrew asked if maintenance can power was the green moss on walkways in common areas during their next visits.
 - C. Annual Calendar monthly items were reviewed.
4. APPROVAL OF MINUTES
 - A. **MSUC to Approve:** The Open session meeting minutes for February 25, 2026.
5. EXECUTIVE SESSION DISCLOSURE
 - A. Executive session was held on February 25, 2026, to review the following:
 1. Delinquencies & call logs were reviewed
 2. The following contracts were approved:
 - a. Alta Roofing repairs at a total cost of \$\$4405
6. COMMITTEE REPORTS
 - A. The Landscape Committee – Andrew will put a survey together to see what the community would like to see when updating landscape at the strips.
 - B. Architectural Committee
 1. Proposed Policy for Security Cameras was tabled
 2. No new applications were approved/declined during February.
 - C. Pool Committee
 1. No new updates

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 February 28, 2026, were reviewed by the Board of Directors.

1. **MSUC to: Receive** the financial report for February 28, 2026, subject to audit or review.
2. There are currently no delinquency motions.
3. 2026 Reserve Study Draft was unavailable.
4. 2026-2027 Draft Budget was tabled for further Board discussion and review.

8. UNFINISHED BUSINESS

A. 4766 driveway Anchor Construction was asked to revise the bid based on one driveway. Will provide updated bid at the April Board meeting.

B. Tree Trimming and removal schedule was discussed. One Tripp was approved to cut down tree at 4736, manager to follow up. Sick Euk tree off Seda was treated today's date by The Forestry Group and no schedule was set with The Forestry Group currently for the 2026 tree care trimming.

9. NEW BUSINESS

A. None currently

10. HOMEOWNER FORUM

A. There were 3 homeowners present during the February Open Meeting.

11. ADJOURNMENT

A. Open session adjourned at 7:02p.m.

B. Next Board of Directors meeting will be held on April 22, 2026, at 6:00pm

APPROVED:

SECRETARY _____ DATE _____