

*Professionally Managed
By*
ASPM-San Diego



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VILLA DOMINIQUE VIEWHOMES HOMEOWNERS' ASSOCIATION¹
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
April 22, 2026

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.

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 (absent)
Treasurer	Andrew Viegas (absent)
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 March 2026 was reviewed.
B. Maintenance reports for February were reviewed.
C. Annual Calendar monthly items were reviewed. Updates were provided.

4. APPROVAL OF MINUTES

- A. **MSUC to Approve:** The Open session meeting minutes for March 25, 2026.

5. EXECUTIVE SESSION DISCLOSURE

- A. Executive session was held on March 25, 2026, to review the following:
1. Delinquencies & call logs were reviewed with 15 incoming homeowner calls.
 2. The following contracts were approved:
 - a. The Patio Guys, re-strap lounge chairs \$2950.00
 - b. Heritage Landscape 2026 brush abatement \$6400.00

6. COMMITTEE REPORTS

- A. The Landscape Committee
1. Landscape Survey was tabled for further review.
 2. Management acknowledged in open session Eddies replacement.
2. Architectural Committee
3. Proposed Policy for Security Cameras was tabled
 4. No new applications were approved/declined during March
3. Pool Committee
1. No new updates

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 March 2026, were reviewed by the Board of Directors.

1. **MSUC to: Receive** the financial report for March 2026, subject to audit or review
2. **MSUC to Approve:** Lien on APN 373-350-20-00
3. **MSUC to Approve:** 2026 Reserve Study
4. 2026-2027 Draft Budget was reviewed and tabled for further Board discussion and review, a special meeting will be held

8. UNFINISHED BUSINESS

- A. 4766 driveway to be scheduled with Anchor Construction and homeowner.
- B. Tree Trimming and removal were complete.
- C. Management to get roof replacement schedule for building 4804 – 4842.

9. NEW BUSINESS

- A. None currently

10. HOMEOWNER FORUM

- A. There were 7 homeowners present during the April Open Meeting, who shared comments with the Board for up to 15 minutes.

11. ADJOURNMENT

- A. Open session adjourned at 6:49p.m.
- B. Next Board of Directors meeting will be held on April 22, 2026, at 6:00pm

APPROVED:

SECRETARY _____ DATE _____