

*Professionally Managed
By*
ASPM-San Diego



Kari Swanberg
Community Asset
Manager
kari@aspm-sd.com

VILLA DOMINIQUE VIEWHOMES HOMEOWNERS' ASSOCIATION¹
BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
May 27, 2026

1. CALL TO ORDER
 - A. Open session was called to order by Community Manager, Kari Swanberg, at 6:00 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 April 2026 was reviewed.
 - B. Maintenance reports for march 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 April 22, 2026.
5. EXECUTIVE SESSION DISCLOSURE
 - A. Executive session was held on May 27, 2026, to review the following:
 1. Delinquencies & call logs were reviewed with 18 incoming homeowner calls.
 2. The following contracts were approved:
 - a. Bee Best Bee Removal \$1,249.00
6. COMMITTEE REPORTS
 - A. The Landscape Committee
 1. Landscape Survey was approved to send out to the community.
 2. Architectural Committee
 2. Proposed Policy for Security Cameras was tabled and will be reviewed with Rules update policy.
 3. No new applications were approved/declined during April
 3. 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 April 2026, were reviewed by the Board of Directors.

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

8. UNFINISHED BUSINESS

- A. 4766 driveway has been postponed due to contractor none responsive.
- B. Roof replacement schedule for building 4804 – 4842, is set for June 22, 2026.

9. NEW BUSINESS

- A. None currently

10. HOMEOWNER FORUM

- A. There were 6 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 June 24, 2026, at 6:00pm

APPROVED:

SECRETARY _____ DATE _____