

Park Villas North Homeowners Association

Regular Session Minutes

CALL TO ORDER With quorum established, the Regular Session of the Board of Directors of Park Villas North Association was called to order at 5:00 PM on Tuesday, March 22, 2022, via ZOOM video conference.

Directors present:	Egon Salimusaj	President
	Justin Littrell	Treasurer
	Ruth Hinckfuss	Secretary

Directors Absent:	Danielle King	Member at Large
	Vacant	Vice President

Also present: Ken Pernicano and Brianna Ardent with Pernicano Realty & Management, INC and 35 homeowners.

GUEST SPEAKER: Keith Ciceron, from Ciceron Law spoke to membership regarding the annual meeting and recall process moving forward.

MEMBER OPEN FORUM: This time was set aside for homeowners in attendance to present their questions or concerns to the Board. Some of the topics discussed were Signal 88 concerns, landscape concerns, recall election.

EXECUTIVE SESSION: Management will disclose that the Board met in Executive Session on February 15, 2022, to discuss delinquency and contracts.

MEETING MINUTES: The Board reviewed the February 15, 2022, Regular Session meeting minutes.

Upon a motion made by Ruth Hinckfuss and seconded by Justin Littrell and carried, the Board approved the February 15, 2022, regular session minutes.

FINANCIAL REPORTS: The Board reviewed the February 2022 Financial Report, which reflects the following balances:

Operating	\$106,519.53
Reserves	\$554,092.37
Account Receivable	\$59,789.57
Total Assets:	\$720,401.47

Upon a motion made, seconded, and carried the Board accepted the February 2022 Financial Reports subject to the CPA's year-end review and in compliance with California Civil Code.

Delinquencies: Management reported that this are new accounts due for filing a lien for non-payment of monthly assessments.

APN: 438-170-15-15 pre-lien/lien

APN: 438-170-15-25 pre-lien/lien

APN: 438-170-14-40 pre-lien/lien

APN: 438-170-15-60 pre-lien/lien

APN: 438-170-14-80 pre-lien/lien

APN: 438-170-16-05 pre-lien/lien

APN: 438-170-14-15 pre-lien/lien

APN: 438-170-17-40 pre-lien/lien

APN: 438-170-16-58 pre-lien/lien

APN: 438-170-14-73 pre-lien/lien

APN: 438-170-15-07 pre-lien/lien

APN: 438-170-16-40 pre-lien/lien

Upon a motion made Ruth Hinckfuss, seconded by Justin Littrell, and carried the Board approved the new accounts due for filing a prelien/ lien for non-payment of monthly assessments.

**MANAGEMENT
REPORTS:**

Action List: The Board reviewed the association action list created by management. No Board action required.

Landscape Report: The Board reviewed the landscape report provided by Pacific Green Landscape.

CONTRACTS:

Roof Proposals: The Board Reviewed two proposals submitted by Roof Doctor and Smith Roofing for roof repairs for building 7984 Unit H:

Roof Doctor: Reflector shingles: \$20,800.00

Double layer: \$8,065.00

Smith Roofing: \$10,500.00

Full Community Roof Proposals:

RoofDoctor:\$1,077.350.00

Smith Roofing \$723,100.00 (without removal)

All American Roofing: \$287,875(nine worst roofs)

The Board tabled the motion until next meeting but would like to have a board member schedule a zoom meeting with Smith Roofing to discuss the proposal further.

SB 326 Balcony Proposals: The Board reviewed proposals submitted for the SB 326 balcony inspection of exterior elevated elements

A7: \$33,900.00

Empire Works: \$44,387.00

CM2: \$42,500.00

Upon a motion made by Ruth Hinkfuss, seconded Egon Salimusaj the board

approved for A7 to complete the balcony inspection in the amount of \$33,900.00.

Ratify Water Heater Replacement: The Board ratified the review of the 100-gallon water heater installed in the amount of \$9,500 by Straightline Plumbing.

Upon a motion made by Justin Littrell, seconded by Egon Salimusaj and the Board approved the 100-gallon water heater installed in the amount of \$9,500 by Straightline Plumbing.

Reimbursement Request: The Board discussed a reimbursement request made by the homeowner at 7944B for the reimbursement of 2 tires damaged in the parking lot on 3/12/22 in the amount of \$697.83. The reimbursement request was denied due to the homeowner needing to go through insurance.

Architectural Applications: The Board reviewed two architectural applications for:

7932K- window and door replacement.

7936 F- window replacement.

Upon a motion made by Justin Littrell, seconded by Egon Salimusaj, and carried the Board approved the two architectural applications for unit 7932K and 7936F.

Letter of Agency: The Board discussed the letter of agency to be submitted to the City of San Diego to help with the ongoing homeless problems around the community. Management will submit the forms.

ADJOURNMENT

With no additional business to come before the Board, the Board adjourned the Executive Session at 7:30PM