PEPPER TOWNEHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING HELD MARCH 12, 2025

Community Manager Rachael Robenolt called the meeting at 6:01 p.m. Board members present via Zoom were Robert Reed, Ashley Borja, Jim McCorkle, Anthony Evans, & Rhonda Bellavia. Manager Rachael Robenolt was also present from 360 Community Management. Several owners were also present.

OPEN FORUM:

- Matthew Benner was present to voice his complaints about the proposed dog run.
- Carrie was present to ask about fire insurance. Concerned about emergency assessment fees. She was also concerned about the asphalt & concrete work that was done, she thinks that it looks worse, as well as the dog run and the costs. She thinks that certain things should come before others.
- Letti was present to reiterate what Carrie noted, regarding fire insurance.
- Seth was present to complain about the dog run as well, indicating concerns about smells, noise and dust, as well as the funds available for the project.
- Robert was present to complain about the dog park run as well. He noted that he never got a notice about the dog park survey. He noted that there are other areas that could be used, and that the dog park funds should go towards something else.
- Miguel was present to first thank the Board for their service. He also wanted to complain about the dog park. He noted that he is concerned about the safety issue, as there are cars coming from both sides. He also wanted to mention the Zinsco panels.
- Anthony noted that he has been a Board Member for about three years, and attended meetings for about a year before that. He noted that the dog run issue has been on the agenda for about a year straight, that the survey was in fact sent out. He noted that the Pepper FB page is full of fear, uncertainty, and doubt, and is very negative.
- Ashley wanted to note that she is also frustrated with the owners. She has been on the Board for about 9 years, has attended every monthly walkthrough, walked with vendors, etc. over those years. She noted that she will gladly talk to anyone on the property. She also noted that she has spent hours and hours on the insurance issues, Zinsco panels, etc.

APPROVAL OF MINUTES: The Board reviewed the Open & Executive Session minutes from the January 2025 meeting. After discussion, Robert moved to approve the minutes as presented. Rhonda seconded, vote was ayes, motion carried.

FINANCIALS: The Board reviewed the financials for December 2024 – January 2025. After discussion, Anthony moved to approve the financials reports as submitted, subject to the CPA's year-end review, and in accordance with the California Civil Code. Rhonda seconded, vote was ayes, motion carried.

APPROVAL OF LIENS: The Board reviewed a notice of intent to lien for parcel # 386-300-37-31. A motion was made and seconded to approve the lien. Vote was all ayes, motion carried. It was resolved that the Board authorizes that a lien be recorded on the property in the event that payment in full is not received by the deadline imposed in the Intent to Lien letter.

RESERVE STUDY: The Board reviewed the proposal for the 2025 reserve study. After discussion, Ashley moved to approve the proposal from Barrera, for the three year plan. Robert seconded, vote was ayes, motion carried.

DOG PARK: The Board reviewed the correspondence from multiple owners regarding the dog park. After discussion, the Board agreed that the project should move forward.

ZINSCO PANELS: The Board reviewed the management drafted FAQ's regarding the Zinsco panel replacement requirement. After discussion, Robert moved to approve the FAQ's for distribution to owners as needed. Ashley seconded, vote was all ayes, motion carried.

CARPORT WOOD REPAIRS: The Board reviewed the proposals for carport wood repairs. After discussion, Ashley moved to approve the proposal from Paradise Roofing. Rhonda seconded, vote was all ayes, motion carried.

LIGHT POLE REPLACEMENT: The Board reviewed the proposal from 360 Community Management for the light pole replacement. After discussion, Ashley moved to approve the quote, keeping the bricks for future repairs on the buildings, to be kept in the level 3 closet. Robert seconded, vote was all ayes, motion carried.

TOT LOT INSPECTION: The Board reviewed proposal from ProTec for the tot lot inspection After discussion, Robert moved to approve the quote. Ashley seconded, vote was all ayes, motion carried.

COMMON AREA DRAIN JETTING: The Board reviewed proposal from JC Plumbing for the jetting of the area drain in the driveway behind 7827. Ashley noted that she thinks that the drain may be tilted the wrong way. After discussion, Robert moved to approve the quote. Jim seconded, vote was all four ayes (Ashley abstained), motion carried. Management was requested to add drain clearing to budget.

SOLAR INVERTER: Jim moved to ratify the previously approved solar inverter replacement. Anthony seconded, vote was all ayes, motion carried.

SOLAR: Jim noted that the original solar for the community is on level 3, and that the HOA may want to expand the solar system, and reserve the area adjacent to the existing panels, noting that the adjacent owners can install on their carports. Table,

EUCALYPTUS MAINTENANCE : The Board discussed the eucalyptus trees throughout the community. Management was requested to take a look at the eucalyptus trees on the next walkthrough.

PRE-EMERGENT: The Board reviewed proposal from Green Horizons for pre-emergent for the lawns. After discussion, Robert moved to approve the quote. Ashley seconded, vote was all ayes, motion carried.

A motion was made, seconded, and carried to adjourn the meeting at 7:15 p.m.

EXECUTIVE SESSION SUMMARY:

The Board addressed disciplinary actions, contract issues, and delinquency issues.

Attested: ______________________________ Date: _______________