



Pepper Townhomes Association

**10769 Woodside Avenue, Suite 210
Santee, CA 92071**

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MEETING OF THE BOARD OF DIRECTORS

JULY 8, 2026 AT 6:00 PM

VIA TELEPHONE & ZOOM

The Zoom link is available on the Pepper website at www.peppertownhoa.com.

AGENDA

Members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the Open Forum portion of the meeting (limited to 3 minutes). Attendees may not engage in obscene gestures, shouting, profanity, or other disruptive behavior.

I. CALL TO ORDER

II. OPEN FORUM – Owners will be limited to 3 minutes

III. APPROVAL OF MINUTES - May 13, 2026

IV. FINANCIAL

1. Review & approve May and June 2026 financials
2. Investment Recommendations
3. Draft Level III Reserve Study
4. Lien Authorization

V. BUSINESS

1. Board Member Appointment
2. Maintenance Hours Increase Discussion
3. Pool Repairs Proposal
4. Trash Discussion
5. Lighting Maintenance and Repairs Proposals
6. Landscape Proposal
7. Zone Zero Discussion and Proposals
8. Block Wall and Sidewalk Replacement Discussion
9. Painting Proposals
10. Annual Election and Membership Meeting – Inspector Proposal
11. Architectural Applications

EXECUTIVE SESSION - IMMEDIATELY PRECEDING THE OPEN SESSION MEETING AT 5:00 PM

****This meeting is closed to the membership per Civil Code §4935****

I. NEW BUSINESS

1. Enforcement Matters
2. Delinquency
3. Owner Correspondence
4. Legal
5. Reports

II. ADJOURN