PEPPER TOWNEHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING HELD MAY 14, 2025

Community Manager Rachael Robenolt called the meeting at 6:02 p.m. Board members present via Zoom were Robert Reed, Ashley Borja, Anthony Evans, & Rhonda Bellavia. Manager Rachael Robenolt was also present from 360 Community Management. Several owners were also present.

OPEN FORUM: 7887A was present to ask about fencing and if the HOA is considering switching to vinyl. She is also asked about her architectural application.

Lisa B was present to ask about earthquake insurance. She asked if the Board would poll the homeowners about that.

7863 – Seth was present to ask about the dog park. He wants to have a dialog about the process. He also noted that there is a fake camera on level 5 for the dog lawn area.

7863A – Matt was present to again note that he is opposed to the dog run. The Board noted that once legal has the response from the attorneys, that will be share with concerned owners.

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

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

APPROVAL OF LIENS: The Board reviewed a notice of intent to lien for parcel # 386-300-36-35. 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.

ZINSCO PANELS: Management noted that although only six homeowners have provided documentation of their panel replacement, there are actually probably closer to 15-20 how have replaced the panels so far. Management will have maintenance note the replaced ones on their next visit to the property, and send a reminder to other owners ASAP. Robert asked for permission to put the photos of his breakers on the website. Alternatively, it was suggested that photos go out with the reminder.

ASPHALT REPAIR: Robert moved to ratify the previous approval for the asphalt patch that was approved via email. Ashley seconded, vote was all ayes, motion carried.

INSURANCE: Anthony moved to ratify the previously approved insurance renewal, including paying for the policy in full from the reserve account, to avoid several thousand dollars in finance charges. Ashley seconded, vote was all ayes, motion carried.

SOLAR WIFI: The Board reviewed the quote for wifi for the solar system. After discussion, Robert moved to approve the quote from Del Sur Energy for the cell router & service. Ashley seconded, vote was all ayes, motion carried. Robert wants to see where all of the equipment is located.

CONCRETE SLAB FOR TABLE: The Board reviewed proposal from 360 for a slab for the level 3 picnic table that was overturned. After discussion, the Board agreed to table the issue until September.

SAND BAG STORAGE: The Board reviewed the option of a storage box for the sand bags, for both Levels 3 & 4. After discussion, the Board agreed to leave them where they are.

BASKET BALL HOOP WEIGHT BAG: The Board reviewed the cost for a bag that the sand bags will go inside of, as the bags deteriorate in the sun. It was noted that sand bags go inside the case. Anthony moved to approve the purchase. Rhonda seconded, vote was all ayes, motion carried.

Robert moved to have the basketball hoop put into storage, and rescind the vote for the bag. Anthony seconded, vote was all ayes, motion carried.

Possibly changing the rules that the HOA can provide a portable on the tot lot.

What kind of stuff could be painted onto the concrete in its place.

Management was requested to obtain a quote for a permanently installed basketball hoop.

ARCHITECTURAL: The owner from 7887-A indicated that they had submitted an architectural application for window replacement. Management noted that a completed application had not been turned in, in time for review at the meeting. The owner noted that they didn't feel like a Lifetime Warranty should be required on the installation, only on the product. Robert moved to have him & Ashley review approve window application as soon as it is completed and submitted. Anthony seconded, vote was all ayes, motion carried.

Robert moved to approve the patio door like for like for Ashley. Anthony seconded, vote was three ayes (Ashley abstained), motion carried.

The Board reviewed the proposal for the window frame repairs at 7893D. Ashley moved to approve Not to Exceed $1,000 for the repairs from ACP. Robert seconded, vote was all ayes, motion carried.

A motion was made, seconded, and carried to adjourn the meeting at 7:10 p.m.

EXECUTIVE SESSION SUMMARY:
The Board addressed disciplinary actions, contract issues, and delinquency issues.

Attested: ________________________________ Date: ________________