

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD MARCH 18, 2026**

A Meeting of the Board of Directors of the Daybreak La Mesa Property Owners Association was called to order by the Association President at 6:00 p.m.

Directors Present: Renee Jones President
 Talar Bustani Member at Large
 Margaret Andersen Secretary

Also Present: Rachael Robenolt, 360 Community Management

APPROVAL OF MINUTES: The Board reviewed the Open & Executive Session minutes from the February 2026 meeting. After discussion, Renee moved to approve the minutes as presented. Talar seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for January 2026. For the period ending January 31, 2026, the operating account balance was \$12,984. The reserve account balance was \$776,788. The accounts receivable balance is \$3,038. Income for this period was \$70,926, with expenses of \$71,113. Total assets for this period are \$792,812.

After discussion, Renee moved to approve the financials for January -February 2026. Margaret seconded, vote was all ayes, motion carried.

FINANCIAL REVIEW : The Board reviewed the draft 2025 financial review, completed by Sonnenberg CPA. After discussion, Renee moved to approve the review for distribution to the homeowners. Margaret seconded, vote was all ayes, motion carried.

INSURANCE: The Board reviewed information provided by both the current agent and another insurance agent. The Board agreed to table the issue until the April meeting, and invite both agents.

TERMITE TENTING: Management noted that the 61-66 building did not get tented, due to residents with health issues who did not want to vacate the building. Management also noted that contrary to the inaccurate information that has been posted on the bulletin board, the Association has no intention of tenting every building in the near future, and certainly not whether they need to be tented or not.

RETAINING WALL: The Board reviewed the proposal from Terra Pacific for investigation of the soils at the retaining wall. After discussion, Management was requested to obtain additional quotes for the work.

POOL DECK RESURFACING: The Board reviewed the proposals for pool deck resurfacing. After discussion, the Renee moved to approve the quote from Life Deck, at a cost of \$31,840.00. Talar seconded, vote was all ayes, motion carried.

POOL IMPROVEMENTS: The Board requested that Management obtain costs for new pool lounges, for power washing of the concrete furniture, and for tables & chairs. Management requested input from the Board on the type of furniture that they are looking for.

Management will obtain quotes for pool bathroom improvements, for future discussion.

MEETINGS: The Board discussed whether or not to hold some in person meetings. It was agreed that this issue will be tabled until the June meeting, when a new Board may be in place, with someone willing to hold the meetings at their home. Otherwise the meetings would need to be held at the 360 Community Management office in Santee.

LANDSCAPING: The Board reviewed the proposals for an alternate landscape vendor. After discussion, Management was requested to send the Board the current contract, and the issue will be tabled.

ARCHITECTURAL: The Board reviewed the draft solar rules, as well as the draft window requirements. After discussion, Renee moved to approve the window/door rules for distribution to the membership for the required 28-day review. Talar seconded, vote was all ayes, motion carried. Renee moved to approve the solar rules for distribution to the membership for the required 28-day review. Margaret seconded, vote was all ayes, motion carried.

OPEN FORUM: Christina was present to ask about parking, to confirm that the parking is for visitors. She also asked about the asphalt. She also asked about a woman in a blue Jaguar that has almost hit her. It was noted that she maybe in unit 131 (Don & Marika?). She also wants the next steps on the building work.

Bill from unit 49 was present to comment on the Reliant Parking, and ask if they are patrolling yet. It was noted that they are starting on March 20.

Jalyn from unit 117 was present just hear what was happening.

A motion was made, seconded, and carried to adjourn the meeting at 6:55 p.m.

EXECUTIVE SESSION SUMMARY:

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

Attested: _____ Date: _____

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD FEBRUARY 18, 2026**

A Meeting of the Board of Directors of the Daybreak La Mesa Property Owners Association was called to order by the Association President at 6:01 p.m.

Directors Present: Renee Jones President
 Ian McDoulett Chief Financial Officer
 Talar Bustani Member at Large
 Margaret Andersen Secretary

Also Present: Rachael Robenolt, 360 Community Management

APPROVAL OF MINUTES: The Board reviewed the Open & Executive Session minutes from the January 2026 meeting. After discussion, Ian moved to approve the minutes as presented. Talar seconded, vote was all ayes, motion carried. Abstain Renee

FINANCIALS: The Board reviewed the financials for October 2025 – January 2026. For the period ending December 31, 2025, the operating account balance was \$12,984. The reserve account balance was \$776,788. The accounts receivable balance is \$3,038. Income for this period was \$70,926, with expenses of \$71,113. Total assets for this period are \$792,812.

After discussion, Renee moved to approve the financials for October 2025 – December 2025. Ian seconded, vote was all ayes, motion carried.

FHA RECERTIFICATION: The Board reviewed the proposal for FHA recertification. After discussion, Ian moved to approve the proposal from FHA Review, pending the insurance outcome. Renee seconded, vote was all ayes, motion carried.

The Board reviewed the correspondence from a homeowner regarding insurance. Management noted that they are already working on quotes from both the current agent and others.

GOVERNING DOCUMENT RESTATEMENT: The Board discussed the document restatement project. After discussion, the Board agreed to table the issue again, and have Management reach out to committee members (Elva, Ed , Renee, Ian, JB). Management will ask Elva for highlighted version that was sent to Tyler.

RETAINING WALL: The Board reviewed the proposals for the retaining wall supports. After discussion, the Board agreed to table the issue until we have a quote for the soils engineer.

Management noted that they had talked to legal about whether the neighbors are responsible for the soil behind the wall. Legal noted that they would want to see a soils report, to see if there is an underlying cause for the wall failure.

FRENCH DRAINS: The Board reviewed the proposal French Drains. After discussion, Renee moved to approve the quote from ACP. Talar seconded, vote was three ayes (Margaret abstained), motion carried. Renee moved to approve not to exceed \$750.00 for an engineer to review the plan before work begins. Talar seconded, vote was three ayes (Margaret abstained), motion carried.

POOL DECK RESURFACING: The Board reviewed the proposals for pool deck resurfacing. Management was requested to obtain one additional quote.

BAY WINDOWS: The Board discussed whether alternate options could be approved for replacement of the bay windows. Management noted that they could have a window company come out to provide appropriate options for replacement, so that the Board can approve a standard. Just draft rules for no bay.

RULE CHANGES: The Board discussed the current rules. Newsletter article.

NEIGHBORING HOME REQUEST: The Board reviewed the request from the home adjacent to Daybreak, regarding removal of the tree. After discussion, Renee moved to approve the request for removal, sharing the expense with the adjacent homeowner, pending a discussion with the homes that face the tree. Margaret seconded, vote was all ayes, motion carried. Management will also obtain a quote for something to replace the tree, but farther away from the wall.

POOL WATER HEATER: The Board reviewed the proposal for replacement of the aging water heater in the pool area. Management suggested waiting to see if the heater lasts through another summer. After discussion, Renee moved to approve the quote from Drain Patrol, for replacement with a smaller heater, but only once it fails. Talar seconded, vote was all ayes, motion carried. It was noted that the water heater for men's room is in the landscape room.

ARCHITECTURAL APPLICATION: There were no applications for review at the time of the meeting.

OPEN FORUM: Wyatt & Kristina were present to discuss the insurance. He also noted that non penetrating options for attaching something to stucco will cause more damage to the stucco.

JB was present to ask about the gutters. He also noted that a vendor named Scott did the work on other retaining walls in the property, within the last 8 years.

Management will have ACP fix the gutters at units 58.

A motion was made, seconded, and carried to adjourn the meeting at 6:55 p.m.

EXECUTIVE SESSION SUMMARY:

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

Attested: _____ Date: _____

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD JANUARY 21, 2026**

A Meeting of the Board of Directors of the Daybreak La Mesa Property Owners Association was called to order by the Association President at 6:05 p.m.

Directors Present: Ian McDoulett Chief Financial Officer
Talar Bustani Member at Large
Margaret Andersen Secretary

Also Present: Rachael Robenolt, 360 Community Management

OPEN FORUM: Susan Nobis was present to ask about costs saving from the turf renovations.

Christina (daughter, non-owner) from unit 38 was present to ask about the foundation issues. She asked if it is possible to get a list of what is going to be done. She also noted again that their section doesn't have a bench, and she wants one. She also noted that the wood chips are trailing into the walkways, specifically by the mailboxes. She also asked about why the specific grass areas were chosen.

Talar noted that there are mushrooms growing in the wood chips.

Bill Boyd from unit 49 was present to listen in. He noted that the current meeting minutes are not on the website.

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

FINANCIALS: The Board reviewed the financials for October & November 2025. For the period ending November 30, 2025, the operating account balance was \$25,132. The reserve account balance was \$749,170. The accounts receivable balance is \$3,380. Income for this period was \$60,360, with expenses of \$59,620. Total assets for this period are \$777,682.

After discussion, the Board agreed to table the approval of the financial statements until the February meeting.

The Board reviewed the proposal for the 2025 financial review & tax preparation. After discussion, Ian moved to approve the proposal from Sonnenberg. Talar seconded, vote was all ayes, motion carried.

The Board reviewed the proposed repayment plan for the 2025 missed reserve allocations. After discussion, Ian moved to approve the payment of \$1,964.15, beginning in March, with the intention of the full repayment by December 2026. Talar seconded, vote was all ayes, motion carried.

GOVERNING DOCUMENT RESTATEMENT: The Board discussed the document restatement project. After discussion, the Board agreed to table the discussion until the February meeting.

PARKING PATROL – ROLL OUT: Management noted that the parking patrol documentation went out via email on Tuesday, and that it will be going out via regular mail as well this week.

RETAINING WALL: The Board reviewed the proposals for the retaining wall supports. After discussion, the Board agreed to table the issue until the February meeting, pending another proposal.

Management suggested that we may want to contact legal about whether the neighbors are responsible for the soil behind the wall. The Board agreed.

FRENCH DRAINS: The Board reviewed the proposal French Drains. Management noted that they are still waiting on additional proposals.

ROOFING INSPECTIONS: The Board reviewed the proposals roof inspections/maintenance. After discussion, Talar moved to approve the bid from Alta for the full maintenance. Margaret seconded, vote was all ayes, motion carried. Management was requested to see if they can they include inspections and sealing of skylights.

The Board reviewed the proposal for repairs at unit 13. Management noted that they had confirmed that these repairs would not be part of the maintenance contract, but that they got Alta to agree to discount the cost by \$1,000 if the maintenance contract was approved. After discussion, Talar moved to approve the quote from Alta for repairs. Maragaret seconded, vote was all ayes, motion carried.

POOL DECK RESURFACING: The Board reviewed the proposals for pool deck resurfacing. Management was requested to obtain one additional quote.

MAINTENANCE: The Board reviewed the proposal for the stucco weep screed at unit 10. After discussion, Talar moved to approve the quote from ACP. Ian seconded, vote was all ayes, motion carried.

The Board reviewed the proposal for the light pole replacement near unit #51. After discussion, Talar moved to approve the quote from 360. Margaret seconded, vote was all ayes, motion carried.

ARCHITECTURAL APPLICATION: The Board reviewed the architectural application from unit 112, for window & patio door replacement. After discussion, Margaret moved to approve the application, with the condition that the exterior trim must match the HOA colors. Ian seconded, vote was all ayes, motion carried.

The Board reviewed the architectural application from unit 128, to install a gate on their patio. After discussion, Margaret moved to approve the application, with the condition that the neighbor signatures are obtained. Talar seconded, vote was all ayes, motion carried.

A motion was made, seconded, and carried to adjourn the meeting at 7:01 p.m.

EXECUTIVE SESSION SUMMARY:

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

Attested: _____ Date: _____

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD NOVEMBER 19, 2025**

A Meeting of the Board of Directors of the Daybreak La Mesa Property Owners Association was called to order by the Association President at 6:06 p.m. at 5715 Baltimore Drive #39 in La Mesa, CA 91942.

Directors Present:

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|-------------------|-------------------------|
| Renee Jones | President |
| Ian McDoulett | Chief Financial Officer |
| Susan Hunt | Vice President |
| Talar Bustani | Member at Large |
| Margaret Andersen | Secretary |

Also Present: Rachael Robenolt, 360 Community Management

OPEN FORUM: Sargon from unit 56 was present to ask about the paving that has been done in front of his garage, and why concrete decided on. He feels that the job was done poorly, and it wasn't necessary.

Christine from unit 38 was present to note ask if the wood chips are going to remain in the new planters. Management noted that they have to remain until after the rebate inspections are done. Christine noted that the dogs are pooping in the landscaped areas, and the chips are going onto the sidewalks.

It was noted that #74 is parking in visitor during the day and overnight.

APPROVAL OF MINUTES: The Board reviewed the Open & Executive Session minutes from the October 2025 meeting. After discussion, Renee moved to approve the minutes as amended. Talar seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for September 2025. For the period ending September 30, 2025, the operating account balance was \$24,392. The reserve account balance was \$717,576. The accounts receivable balance is \$3,804. Income for this period was \$57,637, with expenses of \$70,029. Total assets for this period are \$745,773.

After discussion, Renee moved to approve the September 2025 financials reports as submitted, subject to the CPA's year-end review, and in accordance with the California Civil Code. Ian seconded, vote was all ayes, motion carried.

PARKING RULES: The Board reviewed the draft parking rules. Management noted that only one offsite owner had questions/concerns. After discussion, Renee moved to adopt the rules as presented, to take effect January 1, 2026. Ian seconded, vote was all ayes, motion carried.

TERMITE TENTING: The Board reviewed reports and proposals for tenting of two buildings. After discussion, Talar moved to approve the tenting of the building that contains 61-66, and 79-84. Margaret seconded, vote was all ayes, motion carried. Management was requested to send a pre notice to both buildings. Management will ask if we can get a discount for doing two buildings at the same time.

RODENT CONTROL: The Board reviewed the proposal for rodent trapping within #79. It was noted that the termite tenting should address this issue as well.

SEWER LINE JETTING: The Board reviewed the proposals for the annual jetting of the sewer lines. After discussion, Renee moved to approve the quote from Drain Patrol. Susan seconded, vote was all ayes, motion carried.

ORGANICS BIN CLEANING : The Board reviewed the costs for having the organics bins cleaned. After discussion, Renee moved to approve the service, from Supreme Scrubbin' for quarterly clean of all four organic bins. Talar seconded, vote was all ayes, motion carried.

RENTAL PARKING: The Board reviewed the map with possible locations for additional rental parking. After discussion, Ian moved to approve turning the additional five parking spots into rentals. Renee seconded, vote was all ayes, motion carried.

LANDSCAPE: Management noted that the landscapers let us know that the organic weed treatments that are currently being used on the property are nowhere near as effective as the standard weed sprays. It was noted that if the Association will allow the standard weed sprays, there would be a significant difference in the weed issue, and it will not cost the Association any more money. It was noted that everything is safe to walk/play on four hours after it is sprayed. After discussion, Management was requested to get the name of the product, and provide it to Margaret for research.

ARCHITECTURAL APPLICATION: The Board reviewed the architectural application from unit 78, for replacement of their upper patio sliding door. After discussion, Renee moved to approve the application, with the condition that the exterior trim must match the HOA colors. Susan seconded, vote was all ayes, motion carried.

The Board reviewed the architectural application from unit 133, for replacement of two kitchen windows. After discussion, Ian moved to approve the application. Susan seconded, vote was all ayes, motion carried. Needs signatures from the neighbors.

A motion was made, seconded, and carried to adjourn the meeting at 7:40 p.m.

EXECUTIVE SESSION SUMMARY:

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

Attested: _____ Date: _____

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD OCTOBER 15, 2025**

A Meeting of the Board of Directors of the Daybreak La Mesa Property Owners Association was called to order by the Association President at 6:00 p.m. at 5715 Baltimore Drive #39 in La Mesa, CA 91942.

Directors Present:

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|-------------------|-------------------------|
| Renee Jones | President |
| Ian McDoulett | Chief Financial Officer |
| Susan Hunt | Vice President |
| Talar Bustani | Member at Large |
| Margaret Andersen | Secretary |

Also Present: Rachael Robenolt, 360 Community Management

OPEN FORUM: Bill from unit 49 was present to comment on the parking rules. He also noted that the lawn near 150 that hasn't been mowed in a month, that there are weeds in the nearby rock garden, and that there is no landscaping near 49, just weeds. Also, the rocks in planters are above grade and spill into the sidewalk.

Christina was present to ask about landscaping. She also noted that they are one of the only courtyards with no bench. She also noted that there used to be a middle walkway, and it would be nice to have it centered, and that maybe the mailbox parking can be used for overflow parking at night.

Joses, the new owner from unit 54 was present to hear what is going on. He also asked about landscaping.

APPROVAL OF MINUTES: The Board reviewed the Open & Executive Session minutes from the August 2025 meeting. After discussion, Renee moved to approve the minutes as amended. Ian seconded, vote was all ayes, motion carried. Margaret & Talar abstained.

FINANCIALS: The Board reviewed the financials for August 2025. For the period ending August 31, 2025, the operating account balance was \$23,730. The reserve account balance was \$802,879. The accounts receivable balance is \$3,580. Income for this period was \$55,6315, with expenses of \$46,279. Total assets for this period are \$830,190.

After discussion, Renee moved to approve the August 2025 financials reports as submitted, subject to the CPA's year-end review, and in accordance with the California Civil Code. Ian seconded, vote was all ayes, motion carried. Margaret abstained.

BUCK A DOOR: The Board reviewed the information regarding the California Legislative Action Committee. After discussion, Renee moved to approve a donation of \$156.00 to CLAC. Talar seconded, vote was three ayes (Susan & Ian nay), motion carried.

APPROVAL OF LIENS: The Board reviewed a notice of intent to lien for parcel #464-020-28-12. 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 draft reserve study. After discussion, Renee moved to approve the study. Ian seconded, vote was all ayes, motion carried. Management suggested looking into an inspection of the solar pool heater prior to the next pool season, as well as a full roofing inspection, including the skylights.

BUDGET: The Board reviewed the draft 2026 budget. After discussion, Renee moved to approve the budget, with an increase in dues to \$425. Talar seconded, vote was four ayes (Susan nay), motion carried.

PARKING ENFORCEMENT: The Board reviewed the proposals for parking enforcement. After discussion, Renee moved to approve the quote from Reliant. Talar seconded, vote was all ayes, motion carried.

Management was requested to create a sign for the bulletin boards, and ensure that a notice is sent to renters.

PARKING RULES: The Board reviewed the draft parking rules. After discussion, Talar moved to approve the rules, with minor changes, for distribution to the membership. Renee seconded, vote was all ayes, motion carried.

POWER WASHING: The Board reviewed the proposal for power washing of the dumpster enclosures. After discussion, the Board agreed to table the issue until January.

SPA HEATER: The Board reviewed the proposal for replacement of the spa heater display. After discussion, Renee moved to approve the quote from Aqua Diamond Pool. Ian seconded, vote was all ayes, motion carried.

STRUCTURAL REPORT: The Board reviewed the report from Morgan Structural, for the exterior of 138. It noted no structural issues, and reiterated the need for a French drain, and minor termite damage to the studs. Management was requested to have the termite damage repaired and the stucco replaced.

Management was also requested to obtain quotes for the retaining wall supports, as diagramed.

TRASH ENCLOSURE CLEANING : The Board reviewed the proposal from the janitorial company for cleaning of the trash enclosures and dog stations. After discussion, Renee moved to approve the service, along with a one time cleaning of the community lights. Ian seconded, vote was all ayes, motion carried.

TERMITE TENTING: The Board reviewed the termite report for unit 61. Management noted that due to the multiple locations within the unit, as well as the price, the Association may want to consider tenting the building instead. After discussion, Susan moved to have all of the units in that building inspected by Mt. Helix. Margaret seconded, vote was all ayes, motion carried.

PLUMBING ISSUES: The Board reviewed the notice drafted by Management, regarding avoiding plumbing issues. After discussion, Renee moved to approve the notice to be sent with the year end packages.

ROOF TILES: The Board reviewed the proposal from Alta Roofing, for repairs to damaged roof tiles. After discussion, the issue was tabled until the November meeting.

POOL DECK RESURFACING: The Board reviewed the proposals for pool deck resurfacing. After discussion, the issue was tabled until the November meeting.

LANDSCAPING: The Board reviewed the proposal from Heritage for several landscape improvements. After discussion, Renee moved to approve the costs of \$240.00. Ian seconded, vote was all ayes, motion carried.

ARCHITECTURAL APPLICATION: The Board reviewed the architectural application from unit 46, for replacement of their windows and sliding patio door. After discussion, Renee moved to approve the application. Ian seconded, vote was all ayes, motion carried.

A motion was made, seconded, and carried to adjourn the meeting at 8:00 p.m.

EXECUTIVE SESSION SUMMARY:

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

Attested: _____ Date: _____

ASPHALT: The Board reviewed the proposal for the concrete add ons. After discussion, Renee moved to approve for concrete Option 3, at an additional cost of \$39,600. Ian seconded, vote was two ayes, one nay (Susan), motion carried.

POWER WASHING: The Board discussed power washing of the pool deck & the area near 21/22. Management noted that the new janitorial company had not been able to get the dirt off of the pool deck. After discussion, the Board agreed to table the issue.

STRUCTURAL REPORT: The Board reviewed the report from Morgan Structural, from the inspections of units 38, 39 & 139. Management noted that the requests for proposals for the suggested work are already underway.

GUTTER CLEANING: The Board reviewed the proposal from Butter Gutters for gutter cleaning throughout the property. After discussion, Renee moved to approve the quote, at a cost of \$13,000, but to ask them about twice a year service, and if the twice a year price is no more than \$2,000 additional, to approve that as well. Ian seconded, vote was all ayes, motion carried.

TREE TRIMMING: The Board reviewed the proposals for the three year tree plan. After discussion, Renee moved to approve the quote from The Forestry Group. Ian seconded, vote was all ayes, motion carried.

The Board reviewed the proposal for removal of the eucalyptus tree near 151. Management was requested to see if they will come down to \$1,500 with the tree year tree plan approval. Renee moved to approve the removal of the tree, either way. Susan seconded, vote was all ayes, motion carried.

POOL DECK REPAIRS: The Board reviewed the proposal for repairs to the pool deck. After discussion, Management was requested to obtain additional quotes, for possible off season work to be done.

ADDITIONAL STRUCTURAL: The Board reviewed the proposal from Morgan Structural for a scope for the retaining wall repairs, as well as for a post stucco removal inspection of the end of #138, due to failing stucco. After discussion, Renee moved to approve the quote, at a cost of \$2,530. Susan seconded, vote was all ayes, motion carried.

PARKING ENFORCEMENT: The Board reviewed the proposals for parking enforcement. After discussion, the Board agreed to table the issue until the October meeting.

PARKING RULES: The Board reviewed the draft parking rules. After discussion, Renee moved to approve the rules, with minor changes, for distribution to the membership. Susan seconded, vote was all ayes, motion carried.

LANDSCAPING: The Board reviewed the proposal from Heritage to add a crepe myrtle tree near unit 36. After discussion, Renee moved to approve the quote, at a cost of \$175.00. Susan seconded, vote was all ayes, motion carried.

NEWSLETTER: The Board reviewed the draft newsletter. After discussion, Renee moved to approve the newsletter, with minor additions. Ian seconded, vote was all ayes, motion carried.

Renee noted that there were apparently some gutter repairs that occurred at unit 20, with no notice.

Management was requested to put termite tenting on the agenda for the September meeting, and to ask Mt. Helix for their recommendation on how often buildings should be tented.

ARCHITECTURAL APPLICATION: There were no architectural applications at the time of the meeting.

It was noted that Susan will not be at the September meeting, so that meeting will be held at the 360 Community Management office.

A motion was made, seconded, and carried to adjourn the meeting at 7:56 p.m.

EXECUTIVE SESSION SUMMARY:

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

Attested: _____ Date: _____

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD JUNE 18, 2025**

A Meeting of the Board of Directors of the Daybreak La Mesa Property Owners Association was called to order by the Association President at 6:02 p.m. at 5715 Baltimore Drive #39 in La Mesa, CA 91942.

Directors Present: Ian McDoulett
Renee Jones
Susan Hunt

Also Present: Rachael Robenolt, 360 Community Management

BOARD MEMBER APPOINTMENT: The Board agreed to put the issue of the needed Board Members out to the membership again. Management will draft a notice for posting on the bulletin board.

OPEN FORUM: There were no owners present for open forum.

APPROVAL OF MINUTES: The Board reviewed the Open & Executive Session minutes from the April 2025 meeting. After discussion, Renee moved to approve the minutes as presented. Ian seconded, vote was two ayes (Susan abstained), motion carried.

FINANCIALS: The Board reviewed the financials for March & April 2025. For the period ending April 30, 2025, the operating account balance was \$19,333. The reserve account balance was \$783,523. The accounts receivable balance is \$4,758. Income for this period was \$62,187 with expenses of \$46,419. Total assets for this period are \$807,614.

After discussion, Renee moved to approve the March & April 2025 financials reports as submitted, subject to the CPA's year-end review, and in accordance with the California Civil Code. Ian seconded, vote was two ayes (Susan abstained), motion carried.

RESERVE STUDY: The Board reviewed the proposal for the 2025 reserve study. After discussion, Renee moved to approve the proposal from Barrera, for the Level 1 study. Ian seconded, vote was all ayes, motion carried. Management was requested to meet with the pool vendor to inventory and number all of the pool equipment. The Board would like to be on the reserve inspection walkthrough.

ASPHALT: The Board reviewed the additional/revised proposals for asphalt repairs and sealcoat. After discussion, Ian moved to approve the proposal from Aztec, at a cost of \$93,550. Susan seconded, vote was all ayes, motion carried. The Board would like to meet with Aztec onsite to look at the discussed concrete area. (on a Monday (early) or other day after 4pm).

POWER WASHING: The Board discussed power washing of the pool deck. Management noted that the new janitorial company is trying to get the dirt off of the pool deck.

ROOFING: The Board reviewed the proposals for the repair on the pop out at #81. After discussion, Susan moved to approve the quote from Paradise Roofing, at a cost of \$1,600.00. Ian seconded, vote was all ayes, motion carried.

The Board reviewed the proposal for the repairs and water test at unit #156. After discussion, Renee moved to approve ACP to do the work, Not to Exceed \$1,750 for the repairs and water test. Ian seconded, vote was all ayes, motion carried.

POOL/SPA REPAIRS: The Board reviewed the proposals pool/spa equipment upgrades. After discussion, Renee moved to approve the quote for the fill controller (\$265), and the spa light (\$1,175). The remaining proposals will be tabled. Susan seconded, vote was all ayes, motion carried.

LANDSCAPING: The Board reviewed the proposal from Heritage to add plants near unit 135. After discussion, Renee moved to approve the quote, at a cost of \$150.00. Ian seconded, vote was all ayes, motion carried.

The Board reviewed the correspondence regarding the tree near 151, as well as the quote for trimming. Management noted that they had just received a proposal for the three year tree plan, which this tree would be a part of. After discussion, Renee moved to table the issue until the July meeting, for discussion as part of the larger tree plan. Ian seconded, vote was all ayes, motion carried.

ARCHITECTURAL APPLICATION: There were no architectural applications at the time of the meeting.

EXECUTIVE SESSION SUMMARY:

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

Attested: _____ Date: _____

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD APRIL 16, 2025**

A Meeting of the Board of Directors of the Daybreak La Mesa Property Owners Association was called to order by the Association President at 6:02 p.m. at 5715 Baltimore Drive #114 in La Mesa, CA 91942.

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|---------------------------|-----------------|-------------------------|
| Directors Present: | J.B. Harrington | President |
| | Ian McDoulett | Vice President |
| | Renee Jones | Chief Financial Officer |
| | Doug Canaris | Director |

Also Present: Two homeowners.

OPEN FORUM: Owners were present to follow up on the foundation issues.

It was noted that the Annual Meeting will be held onsite at unit 106, and no regular meeting will be held.

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

FINANCIALS: The Board reviewed the financials for February 2025. For the period ending February 28, 2025, the operating account balance was \$31,320. The reserve account balance was \$751,030. The accounts receivable balance is \$6,370. Income for this period was \$62,069 with expenses of \$52,698. Total assets for this period are \$788,720.

After discussion, Renee moved to approve the February 2025 financials reports as submitted, subject to the CPA's year-end review, and in accordance with the California Civil Code. Doug seconded, vote was ayes, motion carried.

Renee moved to allocate \$1,600.81 per month to make up for the 2024 missed reserve allocation. Doug seconded, vote was all ayes, motion carried.

Management noted that if reserve allocations are skipped for any reason, Management will let the Board know.

FINANCIAL REVIEW & TAXES: Renee moved to ratify the vote for the previously approval of the 2024 financial review & tax returns. Doug seconded, vote was all ayes, motion carried.

APPROVAL OF LIENS: The Board reviewed a notice of intent to lien for parcel #464-020-28-05. 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.

STRUCTURAL ENGINEERING: Management noted that Helfrich refused to modify their contract in any way. As such, management provided the Morgan contract to legal for review, and then confirmed that Morgan would agree to the changes provided by legal. After discussion, Renee moved to approve the revised proposal from Morgan, along with the addendum. J.B. seconded, vote was all ayes, motion carried.

Unit 39 noted that they will be unavailable for the inspection from 5/20 to 6/1.

ASPHALT: The Board reviewed the proposals for asphalt repairs and sealcoat. Management noted that Aztec Paving had additional recommendations, to provide a cleaner repair, going edge to edge in some repair areas. After discussion, Management was requested to have J & S mark the asphalt where all of the repairs will be, as well as to have Aztec mark their additional proposed areas.

JANITORIAL: The Board reviewed the proposals for janitorial service. After discussion, the Board tabled the issue, pending a third proposal.

LANDSCAPING: The Board reviewed the proposal from Heritage for turf renovations. After discussion, Doug moved to approve the quote, to have the work done ASAP, and ask that they do one section and then have the Board look at it. Renee seconded, vote was all ayes, motion carried.

POWER WASHING: The Board reviewed the proposal for power washing. After discussion, Renee moved to table the power washing. Doug seconded, vote was all ayes, motion carried.

ARCHITECTURAL APPLICATION: The Board reviewed the application from unit 122 for the lattice on their patio. After discussion, Renee moved to approve the lattice, so long as it remains a temporary install, with no penetrations to the building/patio. Doug seconded, vote was all ayes, motion carried.

A motion was made, seconded, and carried to adjourn the meeting at 6:32 p.m.

EXECUTIVE SESSION SUMMARY:

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

Attested: _____ Date: _____

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD MARCH 19, 2025**

A Meeting of the Board of Directors of the Daybreak La Mesa Property Owners Association was called to order by the Association President at 6:00 p.m. at 5715 Baltimore Drive #51 in La Mesa, CA 91942.

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|---------------------------|-----------------|-------------------------|
| Directors Present: | J.B. Harrington | President |
| | Ian McDoulett | Vice President |
| | Renee Jones | Chief Financial Officer |
| | Doug Canaris | Director |

Also Present: Two homeowners.

OPEN FORUM: Owners were present to follow up on the foundation issues, and noted light bulbs out. Management will ask Richard for the list of lightbulbs that are needed for the property. There is still a light out by the garage of #37, 38.

There is a shrub in front of the walkway- #43 is letting their dog go on the shrub and it is dying.

Susan was present to ask about the terms of the terms of the open position. She noted that, once elected, she would like the one year term.

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

FINANCIALS: The Board reviewed the financials for February 2025. For the period ending February 28, 2025, the operating account balance was \$31,320. The reserve account balance was \$751,030. The accounts receivable balance is \$6,370. Income for this period was \$62,069 with expenses of \$52,698. Total assets for this period are \$788,720.

After discussion, the Board tabled the approval of the financials until the April meeting.

STRUCTURAL ENGINEERING: The Board reviewed the input from the attorney regarding the contract. As both engineers stated that they could not provide a cost for the permit ready plans until they did the inspection, the Board agreed to remove the wording related to that request. The Board also reviewed the cost increase for the inspection of the 3rd unit. After discussion, J.B. moved to approve the revised proposal from Helfrich, so long as they will agree to the addendum changes. If they will not agree to the changes, Management will contact the alternate engineer and ask them for a revision to include the third unit. Management will then provide their contract to the attorneys for review. Ian seconded, vote was all ayes, motion carried.

BYLAWS/CC&R'S: Ian moved to ratify the vote for the previously approved, additional in person meetings (as needed) with Tyler from Kriger Law, with the Governing Document committee, to review the proposed Bylaw & CC&R changes. Renee seconded, vote was all ayes, motion carried.

LANDSCAPING: The Board reviewed the tree removal proposal for the trees near unit 48. It was noted that Ian & Management met with The Forestry Group, and agreed that the two eucalyptus trees should be removed. After discussion, Doug moved to approve the proposal to remove the trees, with the chipped mulch to be left onsite. J.B. seconded, vote was all ayes, motion carried.

The Board reviewed the cost for installation of a crape myrtle near unit 123. After discussion, Ian moved to approve the installation, at a cost of \$175.00, with the condition that the soil is conditioned first. J.B. seconded, vote was all ayes, motion carried.

ARCHITECTURAL APPLICATION: There were no architectural applications for review at the time of the meeting.

J.B. noted that he would like to have paving done before the Board changes.

The Annual Meeting will be held at the 360 Community Management office.

A motion was made, seconded, and carried to adjourn the meeting at 6:32 p.m.

EXECUTIVE SESSION SUMMARY:

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

Attested: _____ Date: _____

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD FEBRUARY 19, 2025**

A Meeting of the Board of Directors of the Daybreak La Mesa Property Owners Association was called to order by the Association President at 6:00 p.m. at 5715 Baltimore Drive #114 in La Mesa, CA 91942.

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|---------------------------|-----------------|-------------------------|
| Directors Present: | J.B. Harrington | President |
| | Ian McDoulett | Vice President |
| | Renee Jones | Chief Financial Officer |
| | Doug Canaris | Director |

Also Present: Three homeowners.

OPEN FORUM: Owners were present to follow up on the foundation issues. The owner from unit 39 had concerns about the engineering report as a whole. The resident noted that there are some lights out near unit 38. J.B. noted that he will talk to Richard about the lights. She noted that the dogs are still peeing in the courtyard, and the area isn't watered.

It was suggested to add something to the newsletter to encourage residents to not allow the dogs to pee in the planter/rock areas.

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

FINANCIALS: The Board reviewed the financials for January 2025. For the period ending January 31, 2025, the operating account balance was \$21,948. The reserve account balance was \$733,964. The accounts receivable balance is \$8,864. Income for this period was \$56,919 with expenses of \$57,458. Total assets for this period are \$764,777.

After discussion, Renee moved to approve the January 2025 financials reports as submitted, subject to the CPA's year-end review, and in accordance with the California Civil Code. Doug seconded, vote was ayes, motion carried.

After discussion, Renee moved to approve the December 2024 financials reports as submitted, subject to the CPA's year-end review, and in accordance with the California Civil Code. Ian seconded, vote was ayes, motion carried.

APPROVAL OF LIENS: The Board reviewed a notice of intent to lien for parcel #'s 464-020-28-05. A motion was made and seconded to approve the liens. Vote was all ayes, motion carried. It was resolved that the Board authorizes that liens be recorded on the properties in the event that payment in full is not received by the deadlines imposed in the Intent to Lien letters.

STRUCTURAL ENGINEERING: The Board reviewed the quotes for the structural engineer to inspect units 39 & 139, as noted in the geotechnical report. After discussion, Renee moved have the HOA attorneys review the contract and ensure that we will end up with actual specifications and city permit ready plans. Ian seconded, vote was all ayes, motion carried. Management was requested to have #38 added to the inspection.

FUMIGATION: The Board reviewed the proposal for fumigation of the building that houses units 13-18. Management noted that three of the units have been inspected and have termites. After discussion, Ian moved to approve the proposal from Mt. Helix for fumigation of that building. Renee seconded, vote was all ayes, motion carried.

BYLAWS/CC&R's: The Board reviewed the email from Kriger Law. Management suggested meeting with the attorney in person to discuss their concerns. After discussion, the Board agreed to set up a meeting with the attorney.

LANDSCAPING: The Board reviewed the tree trimming proposal from The Forestry Group. It was agreed that the eucalyptus & crepe myrtle trees can all be trimmed and not removed. After discussion, Ian moved to trim the trees at 98 & 151. Doug seconded, vote was all ayes, motion carried.

Doug moved to arrange a meeting with the tree trimmers to determine the best course of action for the eucalyptus trees near unit 48. Ian seconded, vote was all ayes, motion carried.

Management was requested to have the trees discussed at the walkthrough added on to the quote.

The Board reviewed the request to replace the tree at garage #72, along with the quote obtained from Heritage. After discussion, Renee moved to replace the tree with a 15 gallon tree. Ian seconded, vote was all ayes, motion carried.

The Board reviewed the landscape reports for February. After discussion, Renee moved to approve the proposed costs for only the mulch at the unit 58 tree well, and to clean out the atrium grate next to unit 139, at a total cost of \$80. Doug seconded, vote was all ayes, motion carried.

ARCHITECTURAL APPLICATION: The Board reviewed the application from unit 53 for window replacement. After discussion, Renee moved to approve the application as submitted. Ian seconded, vote was all ayes, motion carried. Bronze exterior, white interior.

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: _____