

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 21, 2024
MINUTES**

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.

Directors Present:	J.B. Harrington	President
	Dorothea Exarhos	Vice President
	Ginny Bolster	Secretary
	Renee Jones	Chief Financial Officer
	Doug Canaris	Director

Also Present:	Joseph G. Apparito, CAI	Community Manager
	One (1) Homeowner	

UNIT OWNERS' OPEN FORUM

A unit owner was present to discuss maintenance guidelines for garage doors. The owner left after the discussion and the meeting continued.

MINUTES

The Board reviewed the Open Session Meeting Minutes of January 17, 2024. A motion was made (Bolster), seconded (Canaris), and carried to approve the minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of January 17, 2024, in which the Board reviewed the Collection File, the Violation Log, Unit Owner Correspondence, and held Violation Hearings. A motion was made (Bolster), seconded (Canaris), and carried to approve the minutes as presented.

FINANCIAL

December 31, 2023: The operating account balance is \$29,128. The reserve account balance is \$891,198. The accounts receivable balance is \$3,235. Income for this period was \$52,103 with expenses of \$37,272. Total assets for this period are \$923,561. A motion was made (Jones), seconded (Exarhos), and carried to approve the financials as presented pending independent financial review.

January 31, 2024: The operating account balance is \$25,416. The reserve account balance is \$901,070. The accounts receivable balance is \$3,018. Income for this period was \$58,217 with expenses of \$61,928. Total assets for this period are \$929,506. A motion was made (Jones), seconded (Exarhos), and carried to approve the financials as presented pending independent financial review.

REPORTS

Landscape: An inspection of the Community was conducted on 2/7/2024. Reports were provided by Heritage Landscape. A motion was made (Jones), seconded (Canaris), and carried to approve a proposal from Heritage for removing old groundcover near units 67-72 and add drought tolerant plants, irrigation, and bark wood for a total cost of \$4,956.00.

Maintenance: A maintenance list of pending items dated 2/7/2024 was provided to the Board for review. The list is reviewed at each successive inspection to determine if items have been completed or if further action is needed. Management shall reach out to STP Masonry for a cost to install 2 small pony walls against the retaining wall by the steps leading to units 67-72.

UNFINISHED BUSINESS

2023 Community Painting Project: Savage Painting began damaged wood replacement and painting of the community on 2/12/2024. A map showing the order that the buildings will be worked on has been distributed to all residents. The Board is satisfied with their performance to date.

Proposed Amended CC&R's and Bylaws: A Committee has been formed with four (4) owner volunteers along with two (2) board members to review the CC&R's and Bylaws and the proposed amendments to better prepare information and voting materials for the owners to understand more easily. The first meeting is scheduled for Wednesday 2/28/2024. Updates will be provided to the owners periodically.

NEW BUSINESS

Pool/Spa Deck Maintenance: The Board reviewed competitive proposals to repair the decking around the pool and spa area and apply 2 coats of acrylic color sealer and replace the mastic around the pool and spa. A motion was made (Jones), seconded (Canaris), and carried, to approve the proposal from Dynamic Concrete Coatings for a cost of \$13,300.00.

Courtyard Drain Repair: Owners reported that the drain lines in the courtyard in front of 121-122 were backing up. The tree root damaged drain pipes have been removed and replaced.

Rain Gutter/Downspout Maintenance: The Board reviewed a proposal from ProTec Building Services to brush and clean all rain gutters and downspouts and to align and correct gutters as needed. This item has been tabled until such time as the rain gutters are scheduled for maintenance.

Building Engineering Report: Applied Consultants has been retained to inspect several units in the community due to reports of doors and windows shifting and cracking of drywall in areas of the units and has provided reports for Board review. Per the recommendation on the reports, an Independent Geotechnical Engineer will be retained to inspect and provide a geotechnical soil report on building 37-42. This item shall remain on the agenda for further discussion.

ADJOURNMENT

There being no further business to come before the meeting and upon a motion made, seconded, and carried, the meeting was adjourned to the Executive Session at 7:07 p.m. review correspondence, and the Delinquent Account Report.

Secretary

Date

The next scheduled Meeting of the Board of Directors is on 3/20/2024.

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 17, 2024
MINUTES**

A Meeting of the Board of Directors of the Daybreak La Mesa Property Owners Association was called to order by the Association President at 6:47 p.m. at 5715 Baltimore Drive #51 in La Mesa, CA 91942.

Directors Present:	J.B. Harrington	President
	Dorothea Exarhos	Vice President
	Ginny Bolster	Secretary
	Renee Jones	Chief Financial Officer
	Doug Canaris	Director

Also Present: Joseph G. Apparito, CAI Community Manager

UNIT OWNERS' OPEN FORUM

Four (4) unit owners were present for this meeting. Issues regarding concerns that there is building movement was addressed as well as community landscape observations.

MINUTES

The Board reviewed the Open Session Meeting Minutes of November 15, 2023. A motion was made, seconded, and carried to approve the minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of November 15, 2023 in which the Board reviewed the Collection File, and unit owner correspondence. A motion was made, seconded, and carried to approve the minutes as presented.

FINANCIAL

October 31, 2023: The operating account balance is \$16,500. The reserve account balance is \$895,159. The accounts receivable balance is \$3,576. Income for this period was \$54,642 with expenses of \$50,572. Total assets for this period are \$918,916. A motion was made (Jones), seconded (Bolster), and carried, to approve the financials as presented pending independent financial review.

November 30, 2023: The operating account balance is \$14,297. The reserve account balance is \$920,296. The accounts receivable balance is \$2,830. Income for this period was \$50,536 with expenses of \$52,739. Total assets for this period are \$937,423. A motion was made (Jones), seconded (Canaris), and carried to approve the financials as presented pending independent financial review.

A motion was made (Jones), seconded (Canaris), and carried, to approve the purchase of a 9-month \$125,000 CD at 4.85% and an 18-month \$125,000 CD at 4.65%.

REPORTS

Landscape: An inspection of the Community was conducted on 12/6/2023 and 1/3/2024. Reports were provided by Heritage Landscape. The Board approved planting additional ground cover by unit 65 and two shrubs by unit 134 for a total cost of \$190.00. A proposal to remove old ground cover and add drought tolerant plants similar to the rest of the community along with bark wood to finish alongside building 67-72 is pending from Heritage.

Maintenance: A maintenance list of pending items dated 1/3/2024 was provided to the Board for review. The list is reviewed at each successive inspection to determine if items have been completed or if further action is needed.

UNFINISHED BUSINESS

2023 Community Painting Project: The Board has not been satisfied with responses and actions by Pilot Painting regarding wood repair/replacement and damaged utility door replacement. The Board has approved terminating the current agreement with Pilot Painting. Competitive proposals have been obtained for review and consideration.

A motion was made (Exarhos), seconded (Bolster), and carried to approve a proposal from Savage Painting to replace damaged wood and to prep and paint specified wood and metal surfaces on 26 buildings, 2 pool area buildings and 13 trash enclosures for a total cost of \$168,325.00. Final signing is pending the confirmed termination of the Pilot Painting agreement.

Proposed Amended CC&R's and Bylaws: The Association held a town hall meeting with the Association's Attorney and Owners just prior to this meeting to get a clearer idea of what the primary changes are, and how they impact both the owners and the Association. Owners were able to ask any questions regarding the proposed amendments directly to the Attorney. This time was found to be useful to the owners, to assist with the voting decisions.

A motion was made (Jones), seconded (Bolster), and carried to cancel the current vote of the Owners and prepare for new voting.

Daybreak is seeking three (3) owners along with two (2) Board Members, (Harrington and Jones) to be a part of a committee to review the CC&R's and Bylaws and the proposed amendments to better prepare information and voting materials for the owners to understand more easily.

NEW BUSINESS

Utility Door Maintenance: The Board received several competing proposals to repair, paint, and replace as needed all twenty-six sets of utility doors located on the side of each building. After further review and discussion, a motion was made (Exarhos), seconded (Bolster), and carried, to approve the proposal from Savage Painting for a cost of \$18,900.00.

Pool/Spa Deck Maintenance: The Board reviewed competitive proposals to repair the decking around the pool and spa area and apply 2 coats of acrylic color sealer and replace the mastic around the pool and spa. A third proposal will be obtained. This item will remain on the agenda for further discussion and consideration.

Mainline Sewer Inspection: The Board is waiting for results from a recent sewer line camera inspection performed by JC Plumbing to determine if further action is needed for repair or replacement of piping.

ADJOURNMENT

There being no further business to come before the meeting and upon a motion made, seconded, and carried, the meeting was adjourned to the Executive Session at 7:42 p.m. to hold a due process violation hearing, review the violation log, correspondence, and the Delinquent Account Report.



Secretary

2-21-24
Date

The next scheduled Meeting of the Board of Directors is on 2/21/2024.

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 15, 2023
MINUTES**

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.

Directors Present:	J.B. Harrington	President
	Ginny Bolster	Secretary
	Doug Canaris	Director
Directors Absent:	Dorothea Exarhos	Vice President
	Renee Jones	Chief Financial Officer
Also Present:	Joseph G. Apparito, CAI	Community Manager

UNIT OWNERS OPEN FORUM

No unit owners were present for this meeting.

MINUTES

The Board reviewed the Open Session Meeting Minutes of October 18, 2023. A motion was made, seconded, and carried to approve the minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of October 18, 2023 in which the Board reviewed the Collection File, and unit owner correspondence. A motion was made, seconded, and carried to approve the minutes as presented.

FINANCIAL

September 30, 2023: The operating account balance is \$12,431. The reserve account balance is \$898,288. The accounts receivable balance is \$5,017. Income for this period was \$49,306 with expenses of \$58,366. Total assets for this period is \$915,736. A motion was made, seconded, and carried to approve the financials as presented pending independent financial review.

The Board reviewed CD administration costs provided by 36 Community Management. There will be a one-time \$25.00 administration fee for each CD purchased by the Association. If a new account is opened at a new institution, there will be a one-time administration fee of \$125.00 for the process of opening the new account.

A motion was made, seconded, and carried that the Board resolves and authorizes that a Notice of Intent to Lien letter be sent and that a Lien be recorded on the property with Assessor Parcel Number 464-020-29-09 in the event payment is not received by the deadline imposed in the Intent to Lien Letter.

Per an FCC ruling voiding graduated revenue share payments in exclusive marketing agreements, the Cox Cable Revenue Share agreement has been terminated by Cox effective September 26, 2022.

REPORTS

Landscape: An inspection of the Community was conducted on 11/1/2023. A report was provided by Heritage Landscape. The Board approved removing a section of dry ground cover and pickle weed and add 4 flats of Rosea by unit 120 for a cost of \$180.00.

Tree Maintenance: The Board reviewed the tree maintenance performed by Atlas Tree Service. It was determined that additional tree work is needed as part of continuing renovations. Management shall reach out to Atlas to provide cost estimates for the proposed additional work not to exceed \$750.00.

Maintenance: A maintenance list of pending items dated 11/1/2023 was provided to the Board for review. The list is reviewed at each successive inspection to determine if items have been completed or if further action is needed. Several items have been completed on the list.

The Board reviewed a proposal from Omni Graphics to repair the vandalized community entry sign. A motion was made, seconded, and carried, to approve the proposal as submitted for a cost of \$525.63. Omni Graphics will also be requested to provide recommendations to protect the sign including installing plexiglass.

UNFINISHED BUSINESS

2023 Community Painting Project: Pilot Painting has provided a proposal for needed wood repair/replacement for three buildings. Competitive proposals are being obtained for review and consideration. This item shall remain on the agenda pending

Proposed Amended CC&R's and Bylaws: Kriger Law Firm has submitted a final draft of the proposed, amended CC&R's and the Bylaws. The Board previously reviewed several concerns and questions. The Board has deemed the amended documents complete. A motion was made, seconded, and carried, to approve the distribution of the proposed amended CC&R's and Bylaws to the membership to vote to approve or not.

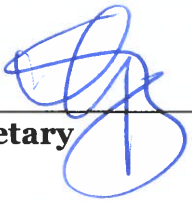
NEW BUSINESS

Utility Door Maintenance: The Board received several competing proposals to repair, paint, and replace as needed all twenty-six sets of utility doors located on the side of each building. After further review and discussion, a motion was made, seconded, and carried, to approve the proposal from Pilot Painting for a cost of \$12,600.00.

Pool/Spa Deck Maintenance: The Board reviewed a proposal from Dynamic Concrete Coatings to repair the decking around the pool and spa area and apply 2 coats of acrylic color sealer and replace the mastic around the pool and spa for a cost of \$13,300.00. A proposal will be obtained from 360 Maintenance to perform this work. This item will remain on the agenda for further discussion and consideration.

ADJOURNMENT

There being no further business to come before the meeting and upon a motion made, seconded, and carried, the meeting was adjourned to the Executive Session at 8:11 p.m. to review Correspondence, legal matters, and the Delinquent Account Report.



Secretary

1-17-24

Date

The next scheduled Meeting of the Board of Directors is 1/17/2024

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 18, 2023
MINUTES**

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 #51 in La Mesa, CA 91942.

Directors Present:	J.B. Harrington	President
	Dorothea Exarhos	Vice President
	Ginny Bolster	Secretary
	Renee Jones	Chief Financial Officer
	Doug Canaris	Director

Also Present:	Joseph G. Apparito, CAI	Community Manager
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UNIT OWNERS OPEN FORUM

One resident was present to observe the meeting.

MINUTES

The Board reviewed the Open Session Meeting Minutes of September 20, 2023. A motion was made, seconded, and carried to approve the minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of September 20, 2023 in which the Board reviewed the Collection File, and unit owner correspondence. A motion was made, seconded, and carried to approve the minutes as presented.

FINANCIAL

September 30, 2023: Approval has been tabled to the next meeting.

2024 Draft Budget: Management provided a version of a draft 2024 budget which includes an increase of \$5.00 per unit, per month. The Association President and Chief Financial Officer each presented a draft budget to be reviewed by the Board. After further review and discussion, a motion was made, seconded, and carried to approve the draft 2024 budget pending minor changes with an increase of \$5.00 per unit, per month.

2023 Independent Financial Review: Pursuant to California Civil Code, a review of the Association's Financial Statements must be performed by an independent and licensed California CPA. A motion was made, seconded, and carried to approve the proposal submitted by Sonnenberg & Company, CPAs to perform the 2023 Independent Financial Review for a cost of \$1,250.00.

REPORTS

Landscape: An inspection of the Community was conducted on 10/4/2023. A report was provided by Heritage Landscape. No other action was taken or needed at this time.

Tree Maintenance: The Board reviewed several competing proposals to perform this year's tree maintenance. After further review and discussion, a motion was made, seconded,

and carried to approve the proposal from Atlas Tree Service for a total cost of \$17,575.00. Management shall reach out to Atlas to attempt to negotiate a lower cost.

Maintenance: A maintenance list of pending items dated 10/4/2023 was provided to the Board for review. The list is reviewed at each successive inspection to determine if items have been completed or if further action is needed. Several items have been completed on the list.

UNFINISHED BUSINESS

2023 Community Painting Project: Pilot Painting has provided a proposal for needed wood repair/replacement for three buildings. Pilot Painting has also provided a proposal to prepare, clean, and paint the tops of the front patio wall caps to avoid damage. Wood French doors are not included and are the responsibility of the unit owner. Management shall meet with the vendor to negotiate costs and work specifications. Notices will be distributed to all residents with further information and instructions when work is scheduled.

Proposed Amended CC&R's and Bylaws: Kriger Law Firm has submitted the first draft of the amended CC&R's and the Bylaws. The Board reviewed several concerns and questions. An issue on the maintenance matrix was discussed regarding termite treatment responsibilities. All termite treatment, whether interior or exterior, is the responsibility of the Community and the matrix should better reflect this. Management shall reach out to the Attorney to make the amendment to the matrix. The Board has deemed the amended documents complete after the matrix is amended. The proposed amended CC&R's and Bylaws will then be distributed to the membership to vote to approve or not.

NEW BUSINESS

Power Wash Proposal Review: San Diego Power Clean is scheduled to complete the power washing of the remaining patio wall tops on Thursday 10/19/2023. The Association President is overseeing this project to completion.

Rodent Control Proposal: The Board reviewed a proposal from Armor Pest Control to maintain 2 rodent bait stations per building. After further review and discussion, a motion was made, seconded, and carried to approve the proposal as submitted for a cost of \$\$15.00 per box refill as needed. The cost for box replacement is \$17.00 per box.

ADJOURNMENT

There being no further business to come before the meeting and upon a motion made, seconded, and carried, the meeting was adjourned to the Executive Session at 7:43 p.m. to review Correspondence, legal matters, and the Delinquent Account Report.

Secretary

Date

The next scheduled Meeting of the Board of Directors is 11/15/2023

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 20, 2023
MINUTES**

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.

Directors Present:	J.B. Harrington	President
	Dorothea Exarhos	Vice President
	Ginny Bolster	Secretary
	Renee Jones	Chief Financial Officer
	Doug Canaris	Director

Also Present: Joseph G. Apparito, CAI Community Manager

UNIT OWNERS OPEN FORUM

One resident was present to observe the meeting.

MINUTES

The Board reviewed the Open Session Meeting Minutes of August 23, 2023. A motion was made, seconded, and carried to approve the minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of August 23, 2023 in which the Board reviewed the Collection File, the Violation Log, unit owner correspondence, and reviewed a unit owner pool area concern. A motion was made, seconded, and carried to approve the minutes as presented.

FINANCIAL

August 31, 2023: The operating account balance is \$21,492. The reserve account balance is \$889,442. The accounts receivable balance is \$4,842. Income for this period was \$54,962 with expenses of \$43,503. Total assets for this period is \$915,777. A motion was made, seconded, and carried to approve the financials as presented pending independent financial review.

The Board reviewed laddered CD investment recommendations provided by 36 Community Management. After further review and discussion, a motion was made, seconded, and carried to approve the purchase of a \$75,000 six month CD at 5.35% and the purchase of a \$200,000 twelve month CD at 5.35%.

2024 Draft Reserve Study: The Board reviewed a draft of the 2024 Reserve Study submitted by Sonnenberg & Company, CPA's. The draft appears to be up to date and accurate. After further review and discussion, a motion was made, seconded, and carried, to approve the reserve study as submitted. The reserve study indicates that the reserves are approximately 66.9% funded at this time.

2024 Draft Budget: Management provided a version of a draft 2024 budget which includes an increase of \$5.00 per unit, per month. The Association President and Chief Financial Officer each presented a draft budget to be reviewed by the Board. This item will remain on the agenda for further discussion and approval.

REPORTS

Landscape: An inspection of the Community was conducted on 9/6/2023. A report was provided by Heritage Landscape. The Board approved an enhancement project in the courtyard of units 151-156 for a total cost of \$1,295.00. The turf will be removed, and individual plants and stone mulch will be installed. This will aid in reducing maintenance and water consumption.

Maintenance: A maintenance list of pending items dated 9/6/2023 was provided to the Board for review. The list is reviewed at each successive inspection to determine if items have been completed or if further action is needed. Several items have been completed. Stucco repairs/replacement is proceeding. A rain gutter and downspout will be installed at the front patio of unit 23 and drainage issues will be corrected by the Landscapers.

UNFINISHED BUSINESS

2023 Community Painting Project: Three colors are under consideration at this time. *Sample* colors have been painted around the front door, patio door and garage door of three units. One proposed color choice on unit 50, a second proposed color on unit 51 and a third proposed color on unit 52.

Notices have been issued to owners asking them to take a look at the three (3) colors and let the management office know which color they prefer. Please note that this is not a homeowner vote, but a request for input. After giving consideration to all of the homeowner input received, a motion was made, seconded, and carried, to approve the color choice on unit 51 (Sarsaparilla).

Community Garage Sale: The Association held a community garage sale on Saturday 9/9/2023 from 8:00 a.m. – 1:00 p.m. with all residents invited to participate. Signs were placed along Baltimore Drive and at the corner of Lake Murray. Ads were posted on Craigs List. Some suggestions for next year include an earlier start time and posting a sign-up sheet on the bulletin board.

Proposed Amended CC&R's and Bylaws: Kriger Law Firm has submitted the first draft of the amended CC&R's and the Bylaws. The Board reviewed several concerns and questions along with some Attorney responses. All issues and questions were addressed, and responses forwarded to the Attorney. The Attorney has completed final drafts which the board is reviewing. Any remaining questions or concerns from any board member will be addressed at the next meeting and a vote for approval will be called.

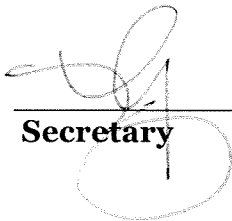
NEW BUSINESS

Power Wash Proposal Review: San Diego Power Clean was scheduled to power wash specific areas of roof tiles and black streaks from the stucco as well as patio wall caps and balcony wall caps on September 19th through September 22nd. The work is taking longer than anticipated with several additional areas of the buildings needing cleaning. The vendor will be instructed to stay on the work specifications provided. New notices will need to be posted due to the delay in completion.

Alley Water Leak Repair Progress: Cable, Pipe, & Leak Detectors located a 2nd leak in the alleyway by garage 31 on September 13th. JC Plumbing repaired the leak on September 18th. It appears all leaks have now been repaired and the alleyway is drying up. Permanent asphalt repairs will be performed by Eagle Paving during the asphalt repair project.

ADJOURNMENT

There being no further business to come before the meeting and upon a motion made, seconded, and carried, the meeting was adjourned to the Executive Session at 7:47 p.m. to review Correspondence, legal matters, and the Delinquent Account Report.



Secretary

10-18-23
Date

The next scheduled Meeting of the Board of Directors is 10/18/2023

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 23, 2023
MINUTES**

A Meeting of the Board of Directors of the Daybreak La Mesa Property Owners Association was called to order by the Association President at 6:08 p.m. at 5715 Baltimore Drive #51 in La Mesa, CA 91942.

Directors Present:	J.B. Harrington	President
	Dorothea Exarhos	Vice President
	Ginny Bolster	Secretary
	Doug Canaris	Director

Directors Absent:	Renee Jones	Chief Financial Officer
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Also Present:	Joseph G. Apparito, CAI	Community Manager
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UNIT OWNERS OPEN FORUM

One resident was present to observe the meeting.

MINUTES

The Board reviewed the Open Session Meeting Minutes of July 19, 2023. A motion was made, seconded, and carried to approve the minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of July 19, 2023 in which the Board reviewed the Collection File, the Violation Log, unit owner correspondence and reviewed a unit owner maintenance matter. A motion was made, seconded, and carried to approve the minutes as presented.

FINANCIAL

June 30, 2023: The operating account balance is \$16,658. The reserve account balance is \$862,961. The accounts receivable balance is \$12,724. Income for this period was \$55,733 with expenses of \$50,512. Total assets for this period is \$892,344. A motion was made, seconded, and carried to approve the financials as presented pending independent financial review.

July 31, 2023: The operating account balance is \$10,034. The reserve account balance is \$871,239. The accounts receivable balance is \$13,384. Income for this period was \$47,487 with expenses of \$54,112. Total assets for this period is \$894,658. A motion was made, seconded, and carried to approve the financials as presented pending independent financial review.

2024 Draft Budget: Management provided a version of a draft 2024 budget which includes an increase of \$5.00 per unit, per month. The Association President and Chief Financial Officer shall each present a draft budget to be reviewed by the Board.

2024 Draft Reserve Study: The Board reviewed a draft of the 2024 Reserve Study submitted by Sonnenberg & Company, CPA's. The draft appears to be up to date and accurate. This item will be on the next meeting agenda for approval.

REPORTS

Landscape: An inspection of the Community was conducted on 8/2/2023. A report was provided by Heritage Landscape. The Board approved two small enhancement projects for a total cost of \$395.00. There were no other issues or concerns at this time.

Maintenance: A maintenance list of pending items dated 8/2/2023 was provided to the Board for review. The list is reviewed at each successive inspection to determine if items have been completed or if further action is needed. Several items have been completed. Stucco repairs/replacement is proceeding. A rain gutter and downspout will be installed at the front patio of unit 23. Drainage issues will be corrected by the Landscapers.

UNFINISHED BUSINESS

2023 Community Painting Project: Three colors are under consideration at this time. *Sample* colors have been painted around the front door, patio door and garage door of three units. One proposed color choice on unit 50, a second proposed color on unit 51 and a third proposed color on unit 52.

Notices will be issued to owners asking them to take a look at the three (3) colors and let the management office know which color they prefer. Please note that this is not a homeowner vote, but a request for input. The Board of Directors will make the final decision, giving consideration to all of the homeowner input received. Owners have until September 15, 2023 to provide their choices.

Community Garage Sale: The Association is coordinating a community garage sale for Saturday 9/9/2023 from 8:00 a.m. – 1:00 p.m. with all residents invited to participate. Twelve (12) signs have been ordered and received for this garage sale and will be stored for future garage sales. Stakes and A-frames will be used to post the signs. Signs will be placed along Baltimore Drive and at the corner of Lake Murray. Ads will be posted on Craigs List and the Union Tribune. Ads will be placed 2 weeks prior to the event date.

Proposed Amended CC&R's and Bylaws: Kriger Law Firm has submitted the first draft of the amended CC&R's and the Bylaws. The Board reviewed several concerns and questions along with some Attorney responses. All issues and questions were addressed, and responses forwarded to the Attorney. The Attorney has completed final drafts which the board reviewed. The Attorney will be present at the next scheduled board meeting to answer any final questions or concerns.

NEW BUSINESS

Power Wash Proposal Review: San Diego Power Clean is scheduled to power wash specific areas of roof tiles and black streaks from the stucco as well as patio wall caps and balcony wall caps on September 19th through September 22nd. The Association Chief Financial Officer will be the primary on-site contact during this project and is empowered by the board to make minor decisions should issues arise during the project.

ADJOURNMENT

There being no further business to come before the meeting and upon a motion made, seconded, and carried, the meeting was adjourned to the Executive Session at 7:20 p.m. to hold due process violation hearings, review Correspondence, legal matters, and the Delinquent Account Report.

Secretary

Date

The next scheduled Meeting of the Board of Directors is 9/20/2023

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 19, 2023
MINUTES**

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.

Directors Present:	J.B. Harrington	President
	Dorothea Exarhos	Vice President
	Ginny Bolster	Secretary
	Renee Jones	Chief Financial Officer
	Doug Canaris	Director

Also Present:	Joseph G. Apparito, CAI	Community Manager
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UNIT OWNERS OPEN FORUM

There were no owners present for this meeting.

MINUTES

The Board reviewed the Open Session Meeting Minutes of June 21, 2023. A motion was made, seconded, and carried to approve the minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of June 21, 2023 in which the Board reviewed the Collection File, the Violation Log, unit owner correspondence and held due process violation hearings. A motion was made, seconded, and carried to approve the minutes as presented.

FINANCIAL

Period Ending June 30, 2023: Review and approval of the financial report for period ending 6/30/2023 has been tabled to the next regularly scheduled meeting.

REPORTS

Architectural: Unit 117 requested approval to replace the windows and patio door of their unit. A motion was made, seconded, and carried to approve the request as submitted.

Landscape: An inspection of the Community was conducted on 7/5/2023. A report was provided by Heritage Landscape. The landscapers will be instructed to increase irrigation as needed to keep the plants healthy during the heat waves.

Maintenance: A maintenance list of pending items dated 7/5/2023 was provided to the Board for review. The list is reviewed at each successive inspection to determine if items have been completed or if further action is needed. Several items have been completed. Stucco repairs/replacement is proceeding. This work will be completed and paid for through reserves.

UNFINISHED BUSINESS

2023 Community Painting Project: Pilot Painting will prepare, caulk, and paint all common building wood trim, fascia, flashing, posts, trash enclosure wood covers and metal gates, wood gates, common area utility doors, garage door wood trim, wood trim at mailboxes and pool buildings, chimney caps, metal vents, patio wood lattice and wood rails, etc. Pilot will paint one proposed color choice around the front door, patio door and garage door of unit 51 and paint another color around the front door, patio door and garage door of unit 52. A decision will be made by the board.

Asphalt Repair/Replacement: The Board reviewed asphalt repair and maintenance recommendations provided by Asphalt Management & Consulting. The recommendations include replacing approximately 1,236 square feet of asphalt. The consultant does not recommend asphalt seal this year. The Board reviewed several proposals for asphalt repair. After further review and discussion, a motion was made, seconded, and carried to approve the proposal from Eagle Paving for a cost of \$9,825.00.

Community Garage Sale: The Association is coordinating a community garage sale on Saturday 8/12/2023 from 8:00 a.m. – 1:00 p.m. with all residents invited to participate. Twelve (12) signs will be ordered for this garage sale and will be stored for future garage sales. Stakes or A-frames may be used to post the signs. Signs will be placed along Baltimore Drive and at the corner of Lake Murray. Ads will be posted on Craigs List and the Union Tribune. Ads will be placed 2 weeks prior to the event date.

NEW BUSINESS

Power Wash Proposal Review: San Diego Power Clean will provide an amended proposal to power wash specific areas of roof tiles and black streaks from the stucco as well as patio wall caps and balcony wall caps. A list shall be made during the next scheduled walk-thru. This item shall remain on the agenda pending obtaining and reviewing the amended proposal.

Proposed Amended CC&R's and Bylaws: Kriger Law Firm has submitted the first draft of the amended CC&R's and the Bylaws. The Board reviewed several concerns and questions along with some Attorney responses. All issues and questions were addressed, and responses will be forwarded to the Attorney for completing final drafts. Approval of a majority of the owners must be obtained for the proposed amendments to pass.

ADJOURNMENT

There being no further business to come before the meeting and upon a motion made, seconded, and carried, the meeting was adjourned to the Executive Session at 8:02 p.m. to hold due process violation hearings, review Correspondence, legal matters, and the Delinquent Account Report.

Secretary

Date

The next scheduled Meeting of the Board of Directors is 8/16/2023

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 21, 2023
MINUTES**

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 immediately following the annual meeting of members and election.

Directors Present:	J.B. Harrington	President
	Dorothea Exarhos	Vice President
	Doug Canaris	Director

Directors Absent:	Renee Jones	Chief Financial Officer
	Ginny Bolster	Secretary

Also Present:	Joseph G. Apparito, CAI	Community Manager
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UNIT OWNERS OPEN FORUM

There were no owners present for this meeting.

MINUTES

The Board reviewed the Open Session Meeting Minutes of May 17, 2023. A motion was made, seconded, and carried to approve the minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of May 17, 2023 in which the Board reviewed the Collection File, the Violation Log, and unit owner correspondence. A motion was made, seconded, and carried to approve the minutes as presented.

FINANCIAL

Period Ending May 31, 2023: The operating account balance is \$11,437. The reserve account balance is \$846,500. The accounts receivable balance is \$13,156. Income for this period was \$51,938 with expenses of \$66,666. Total assets for this period is \$871,095. A motion was made, seconded, and carried to approve the financials as presented pending independent financial review.

REPORTS

Landscape: An inspection of the Community was conducted on 6/7/2023. A report was provided by Heritage Landscape. No action was taken or needed.

Maintenance: A maintenance list of pending items dated 6/7/2023 was provided to the Board for review. The list is reviewed at each successive inspection to determine if items have been completed or if further action is needed. Large amounts of stucco repairs/replacement is needed. This work will be completed at once and billed at once and paid through reserves.

UNFINISHED BUSINESS

2023 Community Painting Project: Pilot Painting has been chosen as the contractor to prepare, caulk, and paint all common building wood trim, fascia, flashing, posts, trash enclosure wood covers and metal gates, wood gates, common area utility doors, garage door wood trim, wood trim at mailboxes and pool buildings, chimney caps, metal vents, patio wood lattice and wood rails, etc. The Board discussed a proposed color change. Board members reviewed color swatches and have narrowed the colors down. Pilot will be provided the color choice to create a mockup print of what the building will look like. The color tone will be very close in color to the current color. This item will remain on the agenda for completion.

Asphalt Repair/Replacement: The Board reviewed asphalt repair and maintenance recommendations provided by Asphalt Management & Consulting. The recommendations include replacing approximately 1,236 square feet of asphalt. The consultant does not recommend asphalt seal this year. The Board approved the recommendations and competitive proposals will be obtained for review.

Community Garage Sale: The Association is coordinating a community garage sale with all residents invited to participate. Signage will be placed at the entry and ads will be posted on local social media. This item has been tabled to the next meeting for further discussion and coordination.

NEW BUSINESS

Power Wash Proposal Review: The Board reviewed a proposal submitted by San Diego Power Clean to power wash roof tiles and black streaks from the stucco. This proposal has been tabled pending needed amendments to power wash the stained stucco patio wall tops.

ADJOURNMENT

There being no further business to come before the meeting and upon a motion made, seconded, and carried, the meeting was adjourned to the Executive Session at 7:17 p.m. to hold due process violation hearings, review Correspondence, legal matters, and the Delinquent Account Report.

Secretary

Date

The next scheduled Meeting of the Board of Directors is 7/19/2023

DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING OF MEMBERS
MAY 17, 2023
6:00 P.M.

The meeting was held in the courtyard near unit 106. Board Members present were J.B. Harrington, Dorothea Exarhos, Ginny Bolster, Renee Jones, and Doug Canaris. Joseph G Apparito from 360 Community Management was also present. There were also twelve (12) owners present.

CALL TO ORDER

The meeting was called to order at 6:01 p.m.

ELECTION OF DIRECTORS: Per California Civil Code, if, at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are Board positions to be filled, the Board of Directors may, after voting to do so, seat the qualified candidates by acclamation. For the 2023 election, there were two (2) open seats and two (2) qualified candidates. As there were no more candidates than open positions, a motion was made to elect the slate of candidates by acclamation. The motion was seconded, vote was all ayes, motion carried. J.B. Harrington and Doug Canaris were each elected to the Board of Directors for two (2) year terms.

APPOINTMENT OF OFFICERS: The Board discussed officer positions. After discussion, upon a motion made, seconded, and carried, the following directors were appointed to the following officer positions:

J.B. Harrington	President
Dorothea Exarhos	Vice President
Ginny Bolster	Secretary
Renee Jones	Chief Financial Officer
Doug Canaris	Director

APPROVAL OF ANNUAL MINUTES: The Annual Meeting Minutes of the May 18, 2022 were approved.

ADJOURNMENT

The meeting was adjourned at 6:44 p.m. to an Open Session Board Meeting.

Secretary

Date

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 17, 2023
MINUTES**

A Meeting of the Board of Directors of the Daybreak La Mesa Property Owners Association was called to order by the Association President at 6:54 p.m. at 5715 Baltimore Drive #104 in La Mesa, CA 91942 immediately following the annual meeting of members and election.

Directors Present:	J.B. Harrington	President
	Dorothea Exarhos	Vice President
	Renee Jones	Chief Financial Officer
	Ginny Bolster	Secretary
	Doug Canaris	Director

Also Present: Joseph G. Apparito, CAI Community Manager

UNIT OWNERS OPEN FORUM

There were no owners present for this meeting.

MINUTES

The Board reviewed the Open Session Meeting Minutes of May 19, 2023. A motion was made, seconded, and carried to approve the minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of May 19, 2023 in which the Board reviewed the Collection File, and unit owner correspondence. A motion was made, seconded, and carried to approve the minutes as presented.

FINANCIAL

Period Ending April 30, 2023: The financial report was not prepared on time for this meeting. Approval will be carried to the next regularly scheduled meeting.

Reserve Study Proposal: The Board reviewed a proposal submitted by Sonnenberg & Company, CPA's to perform the 2024 reserve study financial update with no on-site inspection. A motion was made, seconded, and carried to approve the proposal as presented for a cost of \$500.00.

REPORTS

Architectural: 511-106: The unit owner requested approval to replace the windows on their unit with new windows like-for-like in style, color, and design. All forms and contractor insurance information has been submitted. A motion was made, seconded, and carried to approve the request as submitted.

511-156: The unit owner requested approval to replace the windows on their unit with new windows like-for-like in style, color, and design. All forms and contractor insurance information has been submitted. A motion was made, seconded, and carried to approve the request as submitted.

Landscape: An inspection of the Community was conducted on 5/3/2023. A report was provided by Heritage Landscape. Some new turf and bark wood mulch has been approved for a cost of \$235.00.

Maintenance: A maintenance list of pending items dated 4/5/2023 was provided to the Board for review. The list is reviewed at each successive inspection to determine if items have been completed or if further action is needed. When residents call in any after hours emergencies, they are advised that if the issue is unit owner related, they will be responsible for the cost of any action taken.

UNFINISHED BUSINESS

2023 Community Painting Project: The Board reviewed several competitive proposals to prepare, caulk, and paint all common building wood trim, fascia, flashing, posts, trash enclosure wood covers and metal gates, wood gates, common area utility doors, garage door wood trim, wood trim at mailboxes and pool buildings, chimney caps, metal vents, patio wood lattice and wood rails, etc. Pilot Painting has been chosen as the contractor. The Board is considering a color change. Board members may submit color swatches that the contractor will use to provide a mock-up of what a building would look like in that color. This item will remain on the agenda for further discussion.

Governing Documents Update: The community Attorney – Kriger Law Firm has submitted a revised proposal to amend and update the Association’s CC&R’s and Bylaws for a cost not to exceed \$4,000.00 which is \$500.00 more than when the original proposal was submitted in 2022. A motion was made, seconded, and passed with 4 ayes and 1 nay to approve the proposal as presented. A vote of the membership is required to approve the amended documents once they are complete.

NEW BUSINESS

Community Garage Sale: The Association is coordinating a community garage sale with all residents invited to participate. Signage will be placed at the entry and ads will be posted on local social media. The date is scheduled for Saturday July 8, 2023 from 8:00 a.m. – 1:00 p.m.

ADJOURNMENT

There being no further business to come before the meeting and upon a motion made, seconded, and carried, the meeting was adjourned to the Executive Session at 7:52 p.m. to review Correspondence and the Delinquent Account Report.

Secretary

Date

The next scheduled Meeting of the Board of Directors is 6/21/2023

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 19, 2023
MINUTES**

A Meeting of the Board of Directors of the Daybreak La Mesa Property Owners Association was called to order by the Association President at 6:08 p.m. at 5715 Baltimore Drive #51 in La Mesa, CA 91942.

Directors Present:	J.B. Harrington	President
	Renee Jones	Chief Financial Officer
	Doug Canaris	Director

Directors Absent:	Dorothea Exarhos	Vice President
	Ginny Bolster	Secretary

Also Present:	Joseph G. Apparito, CAI	Community Manager
	Tyler Powell	

UNIT OWNERS OPEN FORUM

There were no owners present for this meeting.

MINUTES

The Board reviewed the Open Session Meeting Minutes of 3/15/2023. A motion was made, seconded, and carried to approve the minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of 3/15/2023 in which the Board reviewed the Collection File, and unit owner correspondence. A motion was made, seconded, and carried to approve the minutes as presented.

FINANCIAL

Period Ending February 28, 2023: The operating account balance is \$17,995. The reserve account balance is \$811,888. The accounts receivable balance is \$12,665. Income for this period was \$51,161 with expenses of \$64,388. Total assets for this period is \$842,549. A motion was made, seconded, and carried to approve the financials as presented pending independent financial review.

Period Ending March 31, 2023: The operating account balance is \$13,364. The reserve account balance is \$821,156. The accounts receivable balance is \$12,148. Income for this period was \$50,860 with expenses of \$55,491. Total assets for this period is \$846,669. A motion was made, seconded, and carried to approve the financials as presented pending independent financial review.

Reserve Fund line item allocations will be adjusted as needed to better reflect accuracy. The reserve account will be reimbursed by the operating account in the amount of \$14,235 with half being paid in May, 2023 and half being paid in July, 2023.

REPORTS

Landscape: An inspection of the Community was conducted on 4/5/2023. A report was provided by Heritage Landscape. No action was taken or needed at this time.

Maintenance: A maintenance list of pending items dated 4/5/2023 was provided to the Board for review. The list is reviewed at each successive inspection to determine if items have been completed or if further action is needed. When residents call in any after hours emergencies, they are advised that if the issue is unit owner related, they will be responsible for the cost of any action taken.

Unit 113 reported water intrusion from the roof area. Paradise Roofing was dispatched and determined that the source is a faulty chimney cap. Chimney Sweeps has provided a proposal to replace the chimney cap and chase cover. A motion was made, seconded, and carried to approve the proposal for a cost of \$2,600.

UNFINISHED BUSINESS

Community Insurance Review: Tyler A. Powell from Erickson Insurance Agency was present to provide a competitive insurance proposal and to answer any questions from the board. The current policy expires on 4/23/2023. The Board was able to ask questions, compare quotes, and discuss community insurance needs. All questions were answered to the full satisfaction of everyone present. A motion was made, seconded, and carried to approve the proposal from Erickson Insurance Agency with an annual premium of \$40,445.00.

2023 Asphalt Maintenance: Board Members and Monty Wilde from Asphalt Management & Consulting met on-site to inspect the asphalt and ask questions. All questions were answered to the full satisfaction of the board members present. Monty will be providing a written report to the Board for review and consideration at the next meeting.

2023 Community Painting Project: The Board reviewed several competitive proposals to prepare, caulk, and paint all common building wood trim, fascia, flashing, posts, trash enclosure wood covers and metal gates, wood gates, common area utility doors, garage door wood trim, wood trim at mailboxes and pool buildings, chimney caps, metal vents, patio wood lattice and wood rails, etc. A meeting was scheduled with the top two bidders, board members, and management to review their proposals and ask any questions. After further review and discussion, a motion was made, seconded, and carried to approve the proposal from Pilot Painting for a cost of \$119,600 with condition that they reduce the cost by \$5,000 to be closer in pricing to others.

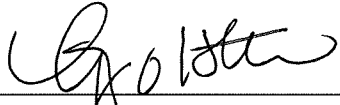
NEW BUSINESS

Governing Documents Update: The community Attorney – Kriger Law Firm has submitted a proposal to revise and update the Association's CC&R's and Bylaws for a cost not to exceed \$3,500.00. A motion was made, seconded, and carried to approve the proposal as presented. A vote of the membership is required to approve the revised documents.

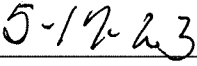
2023 Annual Meeting & Election: There are two (2) board seats up for election with a term of two (2) years. Per CA Civil Code, if, at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are board positions to be filled, the Board will seat the qualified candidates at the annual meeting by acclamation without balloting. The close of the time period for submitting nominations was March 8, 2023 with only two candidates for two open positions.

ADJOURNMENT

There being no further business to come before the meeting and upon a motion made, seconded, and carried, the meeting was adjourned to the Executive Session at 7:38 p.m. to review Correspondence and the Delinquent Account Report.



Secretary



Date

The next scheduled Meeting of the Board of Directors is 5/17/2023

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 15, 2023
MINUTES**

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.

Directors Present:	J.B. Harrington	President
	Ginny Bolster	Secretary
	Renee Jones	Chief Financial Officer
	Doug Canaris	Director

Directors Absent:	Dorothea Exarhos	Vice President
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Also Present:	Joseph G. Apparito, CAI	Community Manager
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UNIT OWNERS OPEN FORUM

There were no owners present for this meeting.

MINUTES

The Board reviewed the Open Session Meeting Minutes of 2/15/2023. A motion was made, seconded, and carried to approve the minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of 2/15/2023 in which the Board reviewed the Collection File, and unit owner correspondence. A motion was made, seconded, and carried to approve the minutes as presented.

FINANCIAL

Period Ending December 31, 2022: The operating account balance is \$14,666. The reserve account balance is \$796,284. The accounts receivable balance is \$12,340. Income for this period was \$42,512 with expenses of \$51,733. Total assets for this period is \$823,291. A motion was made, seconded, and carried to approve the financials as presented pending independent financial review.

Period Ending January 31, 2023: The operating account balance is \$30,223. The reserve account balance is \$807,868. The accounts receivable balance is \$13,371. Income for this period was \$61,223 with expenses of \$45,667. Total assets for this period is \$851,463. A motion was made, seconded, and carried to approve the financials as presented pending independent financial review.

2022 Independent Financial Review: A draft of the 2022 Independent Financial Review prepared by Sonnenberg & Company, CPAs was provided to the Board for review. The report provides the reader with an analysis of the Association's financial transactions covering the period from 1/1/2022 – 12/31/2022. A motion was made, seconded, and carried to approve the Review as presented for mailing to the

Membership as a required annual disclosure pending a minor correction to the reserve funding total which should be \$796,285 instead of \$796,825 and confirmation that the tax returns will not be affected by this change.

REPORTS

Landscape: An inspection of the Community was conducted on 3/7/2023. No action was taken or needed at this time.

Maintenance: A maintenance list of pending items dated 2/1/2023 was provided to the Board for review. The list is reviewed at each successive inspection to determine if items have been completed or if further action is needed. The primary street pole light bulbs have been replaced with higher wattage bulbs which has greatly improved the lighting.

Larger maintenance expenses that include any kind of work that is considered replacement will be paid from the reserve account moving forward.

There has been an active underground water issue happening behind garages 31-32 in which ground water has been percolating up out of the asphalt and concrete swale. JC Plumbing has inspected the area and are confident that it is not a pressurized line or a sewer line. JC Plumbing has scheduled a return trip to further investigate the source. Updates will be provided periodically to the board and the residents affected.

UNFINISHED BUSINESS

Community Insurance Review: Tyler A. Powell from Erickson Insurance Agency was present to provide a competitive insurance proposal and to answer any questions from the board. The current policy expires on 4/23/2023. The Board was able to ask questions and discuss community insurance needs. All questions were answered to the full satisfaction of everyone present. The Board thanked Tyler for all of his time and efforts. The Board will vote at the next regularly scheduled meeting to accept one of the competitive renewal proposals.

Pool Area Power Washing: San Diego Power Clean will soon be scheduling the power washing/steam cleaning of the pool and spa deck to remove mold and sanitize surfaces as well as cleaning 18 lounge chairs. The schedule is tentatively set for Monday 3/20. Updates will be provided.

NEW BUSINESS

2023 Asphalt Maintenance: The Board reviewed a proposal from Asphalt Management & Consulting to perform consulting services for the 2023 asphalt maintenance project. Board members met with the asphalt consultant to review the proposal and ask questions. All questions were answered to the full satisfaction of the board members present. After further review and discussion, a motion was made, seconded, and carried to approve the proposal as submitted.

2023 Community Painting Project: The Board reviewed several competitive proposals to prepare, caulk, and paint all common building wood trim, fascia, flashing, posts, trash enclosure wood covers and metal gates, wood gates, common area utility doors, garage door wood trim, wood trim at mailboxes and pool buildings, chimney caps, metal vents, patio wood lattice and wood rails, etc. After review and discussion, a meeting will be scheduled with the top two bidders, board members, and management to review their proposals and ask any questions. The Board may vote to approve a proposal at the next regularly scheduled meeting.

Proposed Rule Amendment - Barbeques: Upon the recommendation of the current insurance carrier, a proposed new rule regarding barbeque use has been reviewed by the Board. The proposed rule reads as follows: Charcoal burners and other open-flame cooking devises shall not be operated within ten (10) feet of the buildings. You must be present at all times while the barbeque is in operation. This item has been tabled pending approval of an insurance renewal at the next meeting.

2023 Annual Meeting & Election: There are two (2) board seats up for election with a term of two (2) years. Per CA Civil Code, if, at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are board positions to be filled, the Board will seat the qualified candidates at the annual meeting by acclamation without balloting.

ADJOURNMENT

There being no further business to come before the meeting and upon a motion made, seconded, and carried, the meeting was adjourned to the Executive Session at 7:54 p.m. to review Correspondence and the Delinquent Account Report.



Secretary

4-19-23

Date

The next scheduled Meeting of the Board of Directors is 4/19/2023

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 15, 2023
MINUTES**

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.

Directors Present:	J.B. Harrington	President
	Dorothea Exarhos	Vice President
	Ginny Bolster	Secretary
	Renee Jones	Chief Financial Officer
	Doug Canaris	Director

Also Present: Joseph G. Apparito, CAI Community Manager

UNIT OWNERS OPEN FORUM

One owner was present to discuss a recent water intrusion incident.

MINUTES

The Board reviewed the Open Session Meeting Minutes of 1/18/2023. A motion was made, seconded, and carried to approve the minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of 1/18/2023 in which the Board reviewed the Collection File, and unit owner correspondence. A motion was made, seconded, and carried to approve the minutes as presented.

FINANCIAL

Period Ending December 31, 2022: Review and approval have been tabled to the next regularly scheduled meeting.

Period Ending January 31, 2023: Review and approval have been tabled to the next regularly scheduled meeting.

Reserve Funding Investments: The Board reviewed the current reserve account balance and CD investments. There is approximately \$508,000 in cash available in the Money Market Account and approximately \$300,000 in CD's. After further review and discussion, a motion was made, seconded, and carried to approve purchasing a \$100,000 3-month CD with Morgan Stanley at a rate of approximately 4.45%, and two \$150,000 12-month CD's with Morgan Stanley at a rate of approximately 4.70%.

REPORTS

Architectural: 511-18: The unit owner requested approval to replace the windows on their unit with new windows like-for-like in style, color, and design. All forms and contractor insurance information has been submitted. A motion was made, seconded, and carried to approve the request as submitted.

Landscape: An inspection of the Community is conducted monthly. A report dated 2/1/2023 was provided by Heritage for review. No action was taken or needed.

Maintenance: A maintenance list of pending items dated 2/1/2023 was provided to the Board for review. The list is reviewed at each successive inspection to determine if items have been completed or if further action is needed. Board members conducted an inspection of the community at night to determine the lighting needs of the community. The primary street pole light bulbs have been replaced with higher wattage bulbs which has greatly improved the lighting.

Management and Board Members inspected the down spouts on the back sides of all of the buildings. It was found that many of the downspouts need to be directed away from the buildings more. Maintenance will schedule this as soon as possible.

UNFINISHED BUSINESS

Community Trip Hazards: BPR Inc. has completed removal of potential concrete trip hazards throughout the community on 2/6 through 2/8. Each of the locations had been previously marked with white circles. A notice was posted at the community bulletin board and the community website. The areas will be inspected during the next scheduled monthly community inspection.

Organic Recycling Service Review: The community has begun a mandatory program to recycle organic waste. A recycle bin has been placed in four trash enclosure areas throughout the community. A notice has been posted on the bulletin board and distributed to the residents to explain the new program. A map was included with the notice showing the four locations as well as a flyer that explains what materials can be placed in the trash containers, the recycle containers and the organics containers. Pests continue to be an issue. Several issues involving disposal service have been addressed.

NEW BUSINESS

Community Insurance Review: The Insurance Agent – Daniel Webster was present to advise the board of some changes to the insurance policy including rate increases. The current policy expires on 4/23/2023. The Board was able to ask questions and discuss community insurance needs. All questions were answered to the full satisfaction of everyone present. The Board thanked Daniel for all of his time and efforts. Competitive proposals shall be obtained so the Board may vote at their April meeting to approve a proposal.

Pool Area Power Washing: The Board reviewed a proposal from San Diego Power Clean to power wash/steam clean the pool and spa deck to remove mold and sanitize surfaces. 18 lounge chairs shall also be power washed. A motion was made, seconded, and carried to approve the proposal for a cost of \$495.00.

Community FHA Renewal: The Association's FHA certification term will be expiring on 5/13/2023. The Association must be pre-certified for any potential owners to obtain an FHA insured loan. After reviewing competing proposals and discussion by the Board, a motion was made, seconded, and carried to approve the proposal from CAPCA as submitted for a cost of \$599.00.

Governing Documents Revision Proposal: The Board reviewed a proposal from Kriger Law Firm for revision of the CC&R's and Bylaws. This item has been tabled to a future meeting pending funding availability.

2023 Asphalt Maintenance: The Board reviewed a proposal from Asphalt Management & Consulting to perform consulting services for the 2023 asphalt maintenance project. After review and discussion, the board has requested some clarification in the consulting proposal costs. This item shall remain on the agenda.

ADJOURNMENT

There being no further business to come before the meeting and upon a motion made, seconded, and carried, the meeting was adjourned to the Executive Session at 7:31 p.m. to review Correspondence and the Delinquent Account Report.

Secretary

Date

The next scheduled Meeting of the Board of Directors is 3/15/2023