

FLETCHER TERRACE UNIT 3

Post Office Box 19054
San Diego, California 92159-0054
www.ftu3.org

NOTICE OF REGULAR BOARD OF DIRECTORS MEETING & AGENDA February 19, 2025

A regular meeting of the Board of Directors of Fletcher Terrace Unit 3 Homeowners Association will be held at 5:00 P.M. on Wednesday, February 19, 2025, via Zoom. The meeting is open to all members of the Association. For access to the Zoom meeting, please click [here](#) or scan the QR code below. If you have questions, contact Pete Horton at petehortonea@gmail.com or 619-596-3363.



CALL TO ORDER, ROLL & OPEN FORUM

The Meeting will be called to order, roll taken, and members of the Association are invited to address the Board. Each member will be limited to a maximum of five minutes.

ORGANIZATIONAL MEETING FOR 2025

1. Election of Officers
2. Depositories for the Association
3. Approval of signatories for Association accounts

CONSENT AGENDA

At the discretion of the President or Secretary/Treasurer, certain routine items of business may be placed on a Consent Agenda, which shall be approved by a single motion and majority vote without debate. Any Board member who wishes to remove an item from the Consent Agenda must make a written request therefore to the Secretary/Treasurer prior to the commencement of the meeting.

1. Approval of the minutes of the January 8, 2025, meeting
2. Review of the minutes of the Annual Meeting January 24, 2025
3. Financial Statements dated January 31, 2025

CORRESPONDENCE SENT / RECEIVED

1. Insurance renewal proposal
2. Insurance renewal confirmation

OLD BUSINESS

1. **Neighborhood Concerns and Violations**
 - a. Review of lot maintenance matrix
 - b. Status of legal action – El Pico

NEW BUSINESS

ACTION/DISCUSSION ITEMS

- 1. Neighborhood Concerns and Violations**
 - a. Concerns noted by board members
- 2. Secretary/Treasurer's Report**
 - a. Unpaid assessments as of January 31, 2025
 - b. New certificate of deposit or money market account
 - c. Review of HOA Complaint Form
- 3. Landscape Committee Report**
 - a. Status of tree trimming
 - b. Status of Fire Marshal compliance
- 4. Architectural Review Items**
 - a. Approved ARC requests
 - b. Pending ARC requests
- 5. Association Communications and Connections**
 - a. Welcome gifts
 - b. Next newsletter
 - i. Due date for articles
- 6. Future Board Meetings**
 - a. Next regular meeting

EXECUTIVE SESSION (if required)

ADJOURNMENT