

FLETCHER TERRACE UNIT 3 HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

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

Board Minutes September 2, 2026

The regular meeting of the Board of Directors was held via a Zoom online meeting. President Matt Rifat called the meeting to order at 4:31 p.m. Participating in the meeting were Vice President Marilyn Glattly, Secretary/Treasurer Pete Horton, and Directors Steve Gregg, and Al Haefner.

CONSENT AGENDA:

Matt Rifat called for the adoption of the items on the Consent Agenda. MMSC (Rifat) to approve the following items on the Consent Agenda.

1. Approval of the minutes of the July 1, 2026, meeting
2. Financial statements as of August 1, 2026

CORRESPONDENCE

The Annual Backflow Prevention Assembly Testing required by Helix Water District was completed and the necessary repairs were made at a cost of \$468.75. The Chartwell Escrow is been completed for Lot 2. The new owners are Tony Hua and Quynh Pham.

OLD BUSINESS

Matt Rifat provided an update on the legal matter concerning El Pico property. The court will dismiss the case with prejudice within 45 days, while retaining jurisdiction to enforce the agreed-upon injunctive relief. Matt received a settlement and will write a check back to the HOA for all the expenses reimbursed to him. Matt clarified that he is not being paid for his work beyond the settlement amount, as the HOA's bylaws prohibit fee recovery, and he prioritized the settling the case to benefit the HOA.

Al reviewed the lot maintenance matrix, updating the status of various properties including Lots 13 and 66 resolved (move to archive), adding Lot 22 (trim palm trees along Loma Portal), Lot 26 (overgrowth along Heron), and Lot 35 (taking batting cage down). We will continue to monitor the other property concerns.

NEW BUSINESS:

Secretary/Treasurer Report

The yard overgrowth on Lot #29 was cleared. Matt is filing a lien against the Lot 29 for the cost of clearing the yard of overgrowth and the unpaid assessments. The \$100 fine cannot be included in the lien.

MMSC (Haefner) to approve the 2027 budget as presented. Pete will sent approved budget to homeowners by the end of October. Pete reported that the association would have approximately \$43,000 in reserves, which exceeds their standard of one year's worth of dues. Discussion ensued about creating a solar farm off Fletcher Parkway. We could discuss at our annual meeting in January, 2027.

The election timeline for 2027 delivery date for nomination procedures is October 5, 2026. Nomination Deadline is November 4, 2026. If we have no nominations besides the current five board members we can confirm the same board for next year at November 11, 2026 board meeting.

Landscape Committee Report

Al will schedule tree trimming closer to the rainy season. There is still money in the 2026 budget for tree trimming. There has been no communication from the Fire Marshal.

Architectural Review Items

The ARC committee chair is Steve Gregg with Dick Cooke, Rick Ferguson and Phil Hartman as members. Steve did check with Lot 35 about ARC form for building ADA but it had been approved earlier. There are no new approved or pending ARC requests.

Association Communications and Connections

Al delivered the HOA package to new owners of Lot 2 and will deliver a welcome gift by September 15, 2026.

The next newsletter will be distributed near the end of November, 2026. Articles due to Marilyn by November 18, 2026.

Executive Session Summary

No executive session was required.

Next Regular Board Meeting

The next regular meeting will be held via Zoom on Wednesday, November 11, 2026, at 4:30 pm.

The meeting was adjourned by Matt Rifat at 5:19 p.m.

Respectfully submitted,

Marilyn Glattly

Marilyn Glattly, Recording Secretary