

# **FLETCHER TERRACE UNIT 3**

Post Office Box 19054  
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[www.ftu3.org](http://www.ftu3.org)

## **NOTICE OF REGULAR BOARD OF DIRECTORS MEETING & AGENDA**

**August 20, 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, August 20, 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](mailto: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.

### **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 July 23, 2025, meeting
2. Financial Statements dated July 31, 2025

### **CORRESPONDENCE SENT / RECEIVED**

### **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
  - b. Complaint received from Lot 9
  - c. View complaint received from Lot 36
2. **Secretary/Treasurer's Report**
  - a. Unpaid assessments as of June 30, 2025
  - b. Election rules – electronic voting
  - c. Fine schedule – new California law limiting fines

**3. Landscape Committee Report**

- a. Status of weed abatement
- b. Bid for tree trimming
- c. 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**