

FLETCHER TERRACE UNIT 3

Post Office Box 19054
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www.ftu3.org

NOTICE OF REGULAR BOARD OF DIRECTORS MEETING & AGENDA October 29, 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, October 29, 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.

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 September 11, 2025, meeting
2. Financial Statements dated September 30, 2025

CORRESPONDENCE SENT / RECEIVED

1. Helix Water District – HWD Easement over a portion of APN 48244118 & 48201108

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

2. Secretary/Treasurer's Report

- a. Unpaid assessments as of September 30, 2025
- b. Election rules – electronic voting
- c. Annual Meeting – dates
 - i. Nominations due – November 13
 - ii. Selection of Inspector of Elections – Prior to Nov 28
 - iii. Ballot mailing – January 2 to January 7, 2026
 - iv. Annual Meeting/Ballot Counting – February 6, 2026

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