

**Fletcher Terrace Unit 3 Homeowners' Association**  
**Board of Directors**  
Post Office Box 19054  
San Diego, California 92159-0054

**Homeowners' Association Annual Meeting**  
**Minutes January 24, 2025**

The Fletcher Terrace Unit 3 Homeowners' Association Annual Meeting was held at the home of Matt and Tracy Rifat. President Matt Rifat called the meeting to order at 6:18 p.m. Present were President Matt Rifat, Secretary/Treasurer Pete Horton, Director and Landscape Liaison Al Haefner and Marilyn Glattly. Absent Vice President, Debbie Cooke.

The following homeowners were also present: Bart Bartholomew, Doral, Kim Genovese, Kristy and Steve Gregg, Phil and Marcia Hartman, Mary Hinshaw, Karen Holman, Brett Lane, Galli Maslov, Bob Rieger, Tracy Rifat, David Walker, and Paul & Ruth Young.

**Establishment of a Quorum**

A quorum was reached with 38 members represented either in person or with a mail in ballot.

**Introduction of Board Members and Homeowners**

President Matt Rifat acknowledged all the board members and homeowners present.

**President's Report**

Matt highlighted that since the association manager retired the HOA board decided we could manage ourselves and save money. Our two main areas of concern are the maintaining the common area and ensuring homeowners comply with the CC&R's to keep the neighborhood aesthetically pleasing. We have a friendly neighborhood, however, when a concern arises among neighbors Matt encourages us to remain diplomatic and remain transactional.

Following a discussion about the condition of our streets, Kristy Gregg, whose daughter works for SANDAG, reported that to fix Loma Portal Dr. they will have to be completely dig it up to replace the ground beneath. It will take planning by engineers and be a great inconvenience. Hopefully it will be complete within two years.

**Treasurer's Report**

Treasurer Pete Horton provided an overview of the Association's finances, indicating the Association ended 2024 with approximately \$39,000 in reserves. The conventional standard is to have one year of expense in reserve, and we exceed this criteria. Our biggest expense is tree trimming and weed abatement in our 20 acres of common area.

When suggested by Dave Walker, Pete Horton stated he will check if we could get a better interest rate for our savings from another bank and report this to the board. Pete stated that HOA's are traditionally conservative in investment.

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**Approval of January 12, 2024, Minutes**

A motion was made by Matt Rifat that the Annual Meeting Minutes of January 12, 2024, be approved. The motion was seconded and carried.

**About Your Association**

Matt asked that members remember to update contact information with phone numbers and email addresses. Pete stated that the Board does not give out contact information. If a neighbor requests your information, we clear this with you before giving it out.

**Fletcher Terrace Unit 3 Website:**

Matt reminded us that we have a website [ftu3.org](http://ftu3.org) that has CC&Rs, plus Board agenda, minutes and next meeting date. He reminded members you can download the most needed forms from the website.

**Architectural Review Committee: (ARC)**

An ARC form is needed if you plan to make any changes that are visible to other homeowners. This form can be downloaded from the website. The form must be signed by all affected neighbors. If the neighbors sign off on the project and it meets the regulations of the CC&R's, the ARC and Board will approve it.

**Landscape Committee:**

Al Haefner described the 4 common areas that belong to our HOA. We maintain 8 culverts (1.5 miles long), keep weeds 100 feet from structures and "limb up" tree branches for fire prevention in common area. This refers to homes up the hill from Betts and any HOA homes. This year 25 trees have been cleared out. There are 9-15 trees that are prioritized for removal this year. After years of Fire Marshall requests that we clear up fire hazards in our Common Area we now have a handle on the situation with weed abatement and dead tree removal on a regular schedule.

Al reminded all that we turn off our water meters from November to May which saves the HOA money. If the meters remain on all year, even when there is no water going through them, we still incur significant expense.

Al requested that if any homeless individuals are seen on HOA property members, please notify the El Cajon Police on their non-emergency number, 619-579-3311, and him. The police remove the homeless but leave items behind. Al will then coordinate area clean up.

**Audit / Review Committee:**

Al Haefner and Matt Rifat did the review of the books this year. Matt would like homeowners who are not on the board to do perform the reviews in years to come. It only takes 1-2 hours to perform the review.

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Neighborhood Watch Committee:

Al Haefner reported that this has been a quiet year.

Open Discussion:

The board has looked at the option of selling or donating some or all of the common areas to municipal, county, state, federal and non-profit levels with no takers to date. A member questioned if it would be wise to sell or give the common area to an outside organization since they may not address fire hazards with weed abatement, dead tree removal, brush clearance and repair of culverts as our CC&Rs require us to do.

**Election of Directors**

President Matt reported the election results as certified by Inspector of Elections; Karen Holman as follows: Debbie Cooke (47); Marilyn Glattly (31); Al Haefner (34); Pete Horton (39); Matt Rifat (34).

The tabulated results, as required by the California Civil Code, will be posted on the bulletin Board, mailed to homeowners in the newsletter and will be included in the minutes of the next Board meeting which will be held on February 19, 2025. Officers will be elected at this meeting.

There being no further business, the meeting was adjourned by President Matt Rifat at 7:20 p.m.

Respectfully submitted,

*Marilyn Glattly*

Marilyn Glattly, Recording Secretary