FLETCHER TERRACE UNIT 3 HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
Post Office Box 19054
San Diego, California 92159-0054
www.ftu3.org

Board Minutes July 1, 2026

The regular meeting of the Board of Directors was held online via Zoom. President Matt Rifat called the meeting to order at 4:36 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 May 13, 2026, meeting
2. Financial statements as of May 31, 2026

CORRESPONDENCE

No correspondence was received.

OLD BUSINESS

Matt Rifat updated the board about the ongoing legal matter with Wesley Allen.

The Board discussed the continuing matter of overgrowth on Lot 29 and its possibility as a fire hazard. MMSC (Horton) to approve the clearing of the overgrown yard on Lot 29 by the Association to mitigate the potential fire hazard per our CC&Rs for the estimated cost of $1,800 to $2,000 which will be billed to the homeowner.

MMSC (Horton) to authorize Al Haefner to hire Darvin's Fine Gardening to clear the Lot 29 to Fire Marshal and CC&R standards.

Al reviewed the lot maintenance matrix, updating the status of various properties including Lots 51 and 25 (move to archive), Lot 61 (weed issue), and Lot 66 (tree removal). Steve reported Lot 13 agreed to let Lot 11's gardener trim a tree on their property to fence level to clear Lot 11's view with Lot 13 paying for the tree trimming.

NEW BUSINESS:

Neighborhood Concerns and Violation

Al has received complaints about dog poop on community property; however, our gardeners clear the poop once a week and some board members clear it when out walking. Al also reported Lot 46 has vocalized their disapproval of a pergola build on Lot 47. However, there has been no formal complaint. Steve will contact Lot 47 to fill out an ARC form for the pergola and ask them to get acknowledgement signatures from their neighbors. The decision of whether to approve an ARC request is ultimately up to the board.

Secretary/Treasurer's Report & Financial Statements

Pete Horton reported there is one unpaid assessment as of June 30, 2026, for Lot 29. MMSC (Rifat) to record a lien on Lot 29 for unpaid assessments, late fees, and fines. Matt will file the lien. Pete also noted the Election timeline for 2027 requires the Early Notice of Nomination to be sent to homeowners by July 31, 2026.

Landscape Committee Report

Al reported on trees that could be removed but he's waiting to see what budget is left from weed abatement. There has been no communication from the Fire Marshal.

Architectural Review Items

Matt appointed an ARC committee with Steve Gregg as chair together with Dick Cooke, Rick Torgersen, and Phil Hartman as members. Pete will revise the ARC form to change neighbor signatures to "an acknowledgement" rather than the current "no objection" and distribute the new form to the ARC committee and to Marilyn to post on our website. Steve will contact Lot 35 to ask for an update on the ADU plans and remind them to submit plans to the committee.

Association Communications and Connections

Al will research the status of welcome gift for Lot 34 and purchase and deliver if needed. Al will suggest to neighbors who have large agaves they can donate them to the HOA for planting on our common areas.

The next newsletter will be distributed around September 4, 2026. Articles due to Marilyn by August 28, 2026.

Executive Session Summary

No executive session was required.

Next Regular Board Meeting

The next regular meeting will be held via Zoom on Wednesday, September 2, 2026, at 4:30 pm.

The meeting was adjourned by Matt Rifat at 5:09 p.m.

Respectfully submitted,

Marilyn Glattly

Marilyn Glattly, Recording Secretary