

FLETCHER TERRACE UNIT 3 HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

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Board Minutes July 23, 2025

The regular meeting of the Board of Directors was held via a Zoom online meeting. President Matt Rifat called the meeting to order at 5:02 p.m. Participating in the meeting were President Matt Rifat, Vice President Debbie Cooke, Secretary/Treasurer Pete Horton, Directors Marilyn Glattly, and Al Haefner.

Kim Genovese attended the meeting representing her father, Jack Genovese. The Board addressed Kim's concern about noise caused by the use of a neighbor's batting cage affecting their property value. The neighbors in question have stated they are willing to work with future owners to address the noise concerns.

CONSENT AGENDA:

President 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 June 18, 2025, meeting
2. Financial statements as of June 30, 2025

CORRESPONDENCE

Pete Horton reported an incorrect Helix Water bill was received which has since been corrected after a call to their customer service.

OLD BUSINESS

Matt reported that Judge Bacall has signed the order for the El Pico settlement. The first step was to discover all of the owner's aliases and then to garnish his bank accounts. A decision about the property will be discussed at a future meeting.

The landscaping concerns for Lot 70 and Lot 60 have been resolved.

NEW BUSINESS:

ACTION/DISCUSSION ITEMS:

Neighborhood Concerns and Violations

Matt emailed Lot 10 requesting a plan within 10 day for trimming of vegetation and pruning the large tree to eliminate the view obstruction for Lot 9.

Matt emailed Lot 29 regarding the upslope neighbor's request to discuss vegetation growth.

Secretary/Treasurer's Report & Financial Statements

Pete Horton reported there are no unpaid assessments as of June 30, 2025. Matt and Pete will present elections rules for electronic voting at our next meeting, so we can approve and be ready for electronic voting in January 2026.

The board discussed the new \$100 fine limit for HOA violations with only one fine allowed per violation. At the next meeting Pete will present a revised fine schedule that would differentiate between regular violations and those posing risks to health, safety, or property which can be a higher fine.

Landscape Committee Report

Al Haefner reported the weed abatement is good for now. He would like to use some of the weed abatement budget for tree trimming. Al will request a bid from All Access for removal of two eucalyptus trees on the private road.

Architectural Review Items

Debbie Cooke delivered plants to two new owners on Loma Portal. She reported the committee approved two new ARC requests; Lot 64 for installation of solar panels and Lot 53 for backyard renovation project and house painting in same color. There are no pending ARC requests.

Association Communications and Connections

The next newsletter will be sent in September. All articles will be due to Marilyn by September 5, 2025.

Executive Session Summary

No executive session was required.

Next Regular Board Meeting

The next regular meeting will be held via Zoom on Wednesday, August 20, 2025, at 5:00 p.m.

The meeting was adjourned by President Matt Rifat at 5:46 p.m.

Respectfully submitted,

Marilyn Glattly

Marilyn Glattly, Recording Secretary