

FLETCHER TERRACE UNIT 3 HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

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Board Minutes June 18, 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 5:04 p.m. Participating in the meeting were President Matt Rifat, Vice President Debbie Cooke, Secretary/Treasurer Pete Horton, and Director Marilyn Glattly. Al Haefner was absent with prior notice.

CONSENT AGENDA:

President Matt Rifat called for the adoption of the items on the Consent Agenda. MMSC (Glattly) to approve the following items on the Consent Agenda.

1. Approval of the minutes of the April 16, 2025, meeting
2. Financial statements as of May 31, 2025

CORRESPONDENCE

Pete received two communications from the IRS with the conclusion that the HOA did not owe any additional tax.

OLD BUSINESS

Matt Rifat reported the El Pico settlement is slowing moving forward. All of the aliases for the other party have been submitted, and it is now in the Courts hands to complete.

NEW BUSINESS:

ACTION/DISCUSSION ITEMS:

Neighborhood Concerns and Violations

The board discussed the complaint from Lot 9 concerning a view restriction by Lot 10. Matt will send an email to both parties including a summary of discussions and actions taken over the past 2 years, and the current complaint. He will encourage the parties to discuss this matter with each other.

Secretary/Treasurer's Report & Financial Statements

Pete Horton reported there are no unpaid assessments as of May 31, 2025. Pete obtained the necessary forms to establish an account with Fidelity and secured the necessary signatures from board members. MMSC (Horton) to approve opening a money market account with Fidelity. Matt and Pete will craft elections rules for electronic voting and submit to the board at our next meeting, so we can approve and be ready for electronic voting in January 2026. Pete believes it will cost about \$200 and be well worth it. MMSC (Rifat) to approve payment of an invoice from Pete Horton for \$40 as reimbursement for expense in filing the HOA tax returns.

Landscape Committee Report

The landscape report was tabled until the next meeting when Al Haefner is present.

Architectural Review Items

Debbie Cooke reported that the committee approved two new ARC requests submitted. Lot 28 for a new vinyl gate and fencing in a tan color and Lot 9 to replace the stucco on wall near the front door in the original color. There are no pending ARC requests.

Association Communications and Connections

The next newsletter will be scheduled at the next board meeting.

Executive Session Summary

No executive session was required.

Next Regular Board Meeting

The next regular meeting will be held via Zoom on Wednesday, July 23, 2025, at 5:00 pm.

The meeting was adjourned by President Matt Rifat at 5:23 p.m.

Respectfully submitted,

Marilyn Glattly

Marilyn Glattly, Recording Secretary