

FLETCHER TERRACE UNIT 3 HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

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Board Minutes September 11, 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, and Director Marilyn Glattly.

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 August 20, 2025, meeting
2. Financial statements as of August 31, 2025

CORRESPONDENCE

A notice from Helix Water District was received reminding us to complete the inspection of backflow devices. Pete will once again remind the plumber to complete the backflow prevention inspection of the Helix Water District meter on Australia Street. Helix Water District also sent us an annual reminder of their easements over our common area.

OLD BUSINESS

Matt reported a bank search revealed no accounts for the El Pico property owner. An abstract of judgment has been recorded against the property and sent to the owner's addresses in Jamul and El Pico.

NEW BUSINESS:

ACTION/DISCUSSION ITEMS:

Neighborhood Concerns and Violations

Matt sent an email to Lot 10 asking for a cost estimate for feathering the tree in middle of their yard so we can determine if the Lot 9 owner will be interested in paying for the work. Matt also reminded the Lot 10 owners to cut brushes down on the east end of their fence line with Lot 9 to 2 feet.

Secretary/Treasurer's Report & Financial Statements

Pete Horton reported there are no unpaid assessments as of August 31, 2025.

MMSC (Horton) to approve the new Election Policy and Procedures as presented. The board will need to select an inspector of elections before November 11, 2025.

MMSC (Rifat) to approve the proposed budget for 2026. Pete noted an expected increase in interest earnings from \$250 to \$1,750 annually from Fidelity. This investment income is subject to a 30% tax; however, we will net approximately \$1,200 more per year for our operations.

MMSC (Horton) to approve reimbursement of \$1,490.00 to Matt Rifat for expenses for a private investigator on the El Pico case.

Landscape Committee Report

There was no report.

Architectural Review Items

Debbie Cooke reported the ARC request from Lot 26 for repair of their balcony was approved.

Association Communications and Connections

The next newsletter will be sent in November. All articles will be due to Marilyn by November 14, 2025.

Executive Session Summary

No executive session was required.

Next Regular Board Meeting

The next regular meeting will be on Wednesday, October 29 at 5 p.m. The Association's Annual Meeting will be on February 6, 2026.

The meeting was adjourned by President Matt Rifat at 5:30 p.m.

Respectfully submitted,

Marilyn Glattly

Marilyn Glattly, Recording Secretary