

PRINCESSA ESTATES HOMEOWNERS ASSOCIATION
THE MINUTES OF THE GENERAL MEETING
April 8, 2026

CALL TO ORDER:

The following are the Minutes of the Meeting of the Board of Directors of the **Princessa Estates Homeowners Association** held, April 8, 2026, by Zoom Video Conference.

Vice President, Travis Oberlander, noted a **Quorum** was present and the meeting was called to order at 7:00 P.M.

BOARD MEMBERS PRESENT:

Travis Oberlander, Vice President; Debbie Johnson, Secretary; Dave Summe, Member at Large and Stephanie Devitt, Community Manager with Ross Morgan & Company (RMC)

ABSENT BOARD MEMBERS:

Craig Toma, President and Brian Gonser, Treasurer

APPROVAL OF MINUTES:

Travis approved the minutes from the March 11, 2026, Dave seconded the motion, which carried unanimously.

OLD BUSINESS:

NONE

NEW BUSINESS:

Estimate from Prime Painting Professionals:

The Board approved the estimate for drywall removal/water testing at 18111 Erik Court #447, in the amount of \$1795.00

The Board did not approve the estimate for Foundation Waterproofing at 18127 Erik Court #334, in the amount of \$28800.00

The Board approved the estimate for drywall removal, mold check and restoration at 18106 Erik Court #574, in the amount of \$1195.00

The Board approved the estimate for drywall removal, mold check and restoration at 18117 Erik Court #414, in the amount of \$1295.00

The Board approved the estimate for water testing at 18139 Erik Court #255, in the amount of \$1695.00

The Board approved the estimate for restoration at 18139 Erik Court #258, in the amount of \$2295.00

The Board approved the estimate for stucco repair at 18217 Flynn Drive #118, in the amount of \$1095.00

Estimate from Victory Builders:

The Board did not approve the estimate for Foundation Waterproofing at 18127 Erik Court #334, in the amount of \$63050.00

Estimate from Saufley Electric:

The Board approved the estimate to install new concrete and rewire irrigation, in the amount of \$1500.00

Estimate from John Murray Plumbing:

The Board approved the estimate to repair the kitchen drain line for 18127 Flynn Drive #118 and #117, in the amount of \$1845.00

Estimate from Stay Green Inc.:

The Board did not approve the estimate to replace irrigation controller cabinet and irrigation timer, in the amount of \$6848.89

The Board did not approve the estimate for weed abatement along Canyon Park Blvd, in the amount of \$6932.82

Estimate from Elements Grounds Management:

The Board did not approve the estimate for weed abatement along Canyon Park Blvd, in the amount of \$3620.00

Estimate from C&M Landscape Inc.:

The Board approved the estimate for weed abatement along Canyon Park Blvd, in the amount of \$960.00

OPEN FORUM:

Roof and water damage repairs and follow ups from all the rains

Mailbox station at 18215 Flynn Drive are on order

Securing the emergency push bar at the pools

Bid was accepted for weed abatement on Canyon Park Blvd

Survey and fact sheet for SB326 balcony repairs was approved and will be sent out on 4/9

Can the HOA qualify for a loan with low Reserves

Balcony repair for SB326 is on hold until after the surveys are received back

Next Board Meeting

May 13, 2026

ADJOURNMENT:

The Board meeting adjourned at 7:36 P.M.

Craig Toma, President

Date

Prepared by: Debbie Johnson, Secretary