

PRINCESSA ESTATES HOMEOWNERS ASSOCIATION
THE MINUTES OF THE GENERAL MEETING
March 11, 2026

CALL TO ORDER:

The following are the Minutes of the Meeting of the Board of Directors of the **Princessa Estates Homeowners Association** held, March 11, 2026, by Zoom Video Conference.

President, Craig Toma, noted a **Quorum** was present and the meeting was called to order at 7:06 P.M.

BOARD MEMBERS PRESENT:

Craig Toma, President; Brian Gonser, Treasurer; Debbie Johnson, Secretary; Dave Summe, Member at Large and Stephanie Devitt, Community Manager with Ross Morgan & Company (RMC)

ABSENT BOARD MEMBERS:

Travis Oberlander, Vice President

APPROVAL OF MINUTES:

Brian approved the minutes from the February 11, 2026, Dave seconded the motion, which carried unanimously.

OLD BUSINESS:

NONE

NEW BUSINESS:

A letter and email will be sent to the Association regarding parking on HOA property.

Estimate from R.C. Bush, Inc.:

The Board approved the estimate for roof repair at 18117 Erik Court #414, in the amount of \$8740.00

The Board approved the estimate for roof repair at 18145 Erik Court #223, in the amount of \$10190.00

Estimate from Prime Painting Professionals:

The Board did not approve the estimate for drywall removal/water testing at 18111 Erik Court #447, in the amount of \$1795.00

The Board approved the estimate for restoration work at 18141 Erik Court #243, in the amount of \$2495.00

The Board approved the estimate for Trex deck replacement at 18143 Erik Court #234, in the amount of \$5595.00

The Board approved the estimate for water mitigation and testing at 18143 Erik Court #233, in the amount of \$1495.00

The Board approved the estimate for the balcony door and jamb replacement at 18129 Erik Court #324, in the amount of \$2385.00

The Board approved the estimate for the balcony door replacement at 18108 Erik Court #581, in the amount of \$985.00

The Board approved the estimate for the trash enclosures repairs at 18108 Erik Court, in the amount of \$1125.00

The Board approved the estimate for water testing at 18141 Erik Court #243, in the amount of \$1495.00

The Board approved the estimate for drywall restoration at 18143 Erik Court #237, in the amount of \$4295.00

The Board approved the estimate for drywall restoration/water testing at 18209 Flynn Drive #151, in the amount of \$1960.00

The Board approved the estimate for deck replacement and stucco repair at 18112 Erik Court #5124, in the amount of \$6490.00

The Board approved the estimate for balcony door replacement at 18141 Erik Court #241, in the amount of \$985.00

The Board approved the estimate for drywall removal/mold check and water testing at 18125 Erik Court #343, in the amount of \$1295.00

The Board approved the estimate for drywall removal and restoration at 18207 Flynn Drive #163, in the amount of \$1695.00

The Board approved the estimate for Trex deck replacement at 18207 Flynn Drive #164, in the amount of \$5895.00

The Board approved the preventative maintenance on balconies at 18217 Flynn Drive, in the amount of \$23120.00

The Board approved the estimate for pipe repair at 18139 Erik Court #251 and #253, in the amount of \$3126.00

The Board approved of mold restoration at 18127 Erik Court #118, in the amount of \$2595.00

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

Estimate from Delta Mailbox Sales:

The Board approved the estimate to replace and install the mailbox station at 18215 Flynn Drive, in the amount of \$7493.00

OPEN FORUM:

A survey will be sent out to owner for SB326, how the owners would like to pay for the balcony repairs. A fact sheet on SB326 and what is need at Princessa Estates to comply with SB326 will be sent with the survey.

Paying insurance for the Reserve Account

Roof and water damage repairs from all the rains

Mailbox station at 18215 Flynn Drive

Bids for weed abatement on Canyon Park Blvd

Next Board Meeting

April 8, 2026

ADJOURNMENT:

The Board meeting adjourned at 7:47 P.M.

Craig Toma, President

Date

Prepared by: Debbie Johnson, Secretary