

**PRINCESSA ESTATES HOMEOWNERS ASSOCIATION**  
**THE MINUTES OF THE GENERAL MEETING**  
**February 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, February 11, 2026, by Zoom Video Conference.

President, Craig Toma, noted a **Quorum** was present and the meeting was called to order at 7:05 P.M.

**BOARD MEMBERS PRESENT:**

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

**ABSENT BOARD MEMBERS:**

NONE

**APPROVAL OF MINUTES:**

Dave approved the minutes from the January 14, 2026, Craig seconded the motion, which carried unanimously.

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

The payment for the Earthquake Insurance was borrowed from the Reserves Account to wave payment fees and will be paid back monthly.

**Estimate from R.C. Bush, Inc.:**

The Board approved the estimate for roof repair at 18209 Flynn Drive #152, in the amount of \$6225.00

The Board approved the estimate for roof repair at 18217 Flynn Drive #114, in the amount of \$6880.00

**Estimate from Prime Painting Professionals:**

The Board approved the estimate for drywall removal and mold check at 18139 Erik Court #251, in the amount of \$1595.00

The Board approved the estimate for drywall garage drywall restoration at 18147 Erik Court #212, in the amount of \$865.00

The Board approved the estimate for water mitigation and mold check at 18123 Erik Court #354, in the amount of \$3395.00

**Estimate from Stay Green Inc.:**

The Board approved the estimate to plant Pink Lady's in the planter at 18203 Flynn Drive, in the amount of \$1320.67

The Board approved the estimate to plant Rhapsiolepis in the planter at 18112 Erik Court, in the amount of \$733.39

The Board approved the estimate to plant Rhapsiolepis in the planter at 18145 Erik Court, in the amount of \$942.78

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

**FPK Security, Inc.:**

The Board approved the estimate for the Vehicle Tracking, in the amount of \$200.00

**OPEN FORUM:**

Can the Earthquake Insurance payment be made from the Reserve Account? Stephanie will look into.

AB326 Compliance and the meetings with both the attorney and the loan officer were discussed.

Delinquencies of past due homeowner association dues.

Water leaks and damages due to past rains.

Parking and security.

**Next Board Meeting**

March 11, 2026

**ADJOURNMENT:**

The Board meeting adjourned at 7:53 P.M.

Craig Toma, President

Date

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Prepared by: Debbie Johnson, Secretary