

PRINCESSA ESTATES HOMEOWNERS ASSOCIATION
THE MINUTES OF THE GENERAL MEETING
January 14, 2026

CALL TO ORDER:

The following are the Minutes of the Meeting of the Board of Directors of the **Princessa Estates Homeowners Association** held, January 14, 2026, by Zoom Video Conference. President, Craig Toma, noted a **Quorum** was present and the meeting was called to order at 7:01 P.M.

BOARD MEMBERS PRESENT:

Craig Toma, President; Travis Oberlander, Vice 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:

NONE

APPROVAL OF MINUTES:

Travis approved the minutes from the November 12, 2025 meeting, Brian seconded the motion, which carried unanimously.

OLD BUSINESS:

NONE

NEW BUSINESS:

Estimate from Prime Painting Professionals:

The Board approved the estimate to replace balcony decking at 18108 Erik Court #586, in the amount of \$6240.00

The Board did not approve the estimate for wrought iron painting at 18116 Erik Court, in the amount of \$2290.00-defer until spring

The Board did not approve the estimate for wrought iron painting at 18109 Erik Court, in the amount of \$2320.00-defer until spring

The Board did not approve the estimate for wrought iron painting at 18133 and 18135 Erik Court, in the amount of \$1945.00-defer until spring

The Board did not approve the estimate for wrought iron painting at 18217 and 18215 Flynn Drive, in the amount of \$9150.00-defer until spring

The Board approved the estimate for waterproofing the balcony at 18129 Erik Court #324, in the amount of \$585.00

The Board approved the estimate for interior restoration at 18129 Erik Court #323, in the amount of \$3860.00

The Board approved the estimate for water mitigation at 18129 Erik Court #323, in the amount of \$2295.00

The Board approved the estimate for drywall restoration at 18129 Erik Court #327, in the amount of \$695.00

The Board approved the estimate for water mitigation at 18143 Erik Court #237, in the amount of \$2695.00

The Board approved the estimate for bedroom restoration at 18143 Erik Court #238, in the amount of \$4485.00

The Board approved the estimate for wood repair and drywall restoration at 18137 Erik Court #261, in the amount of \$3370.00

The Board did not approve the estimate for concrete repair at 18113 Erik Court, in the amount of \$3840.00

Estimate from R.C. Bush, Inc.:

The Board approved the estimate for repairs made to the roofs at multiple units from the rain damage, in the amount of \$4460.00

The Board approved the estimate for roof repair at 18107 Erik Court #464, in the amount of \$5840.00

The Board approved the estimate for roof repair at 18143 Erik Court #238, in the amount of \$4583.00

Estimate from Stay Green Inc.:

The Board approved the estimate for concrete repair at 18113 Erik Court, in the amount of \$3473.42

FPK Security, Inc.:

The Board approved the estimate for 3 security patrol sweeps at Princessa Estate, in the amount of \$932.75

Estimate from Santa Clarita Valley Public Safety:

The Board did not approve the estimate for security at Princessa Estate for, 2 random patrols per day, in the amount of \$850.00 or 4 random patrols per day, in the amount of \$1200.00

OPEN FORUM:

Discussed The Board looking into acquiring a loan for the AB326 Compliance Special Assessment.

Discussed the different between balcony maintenance and the rebuilt for AB326 Compliance.

Advised Pest Control sprays one a month.

Next Board Meeting

February 11, 2026

ADJOURNMENT:

The Board meeting adjourned at 8:17 P.M.

Craig Toma, President

Date

Prepared by: Debbie Johnson, Secretary