

MINUTES DBTS ANNUAL HOMEOWNERS MEETING August 23, 2025

Poolside

1. Pres. T. Engel called the meeting to order at 1:05, then welcomed owners and recognized and thanked board and volunteers for work throughout the year.
2. Roll call established quorum (15) with the following in attendance—Board: T. Engel, Pres., V. Linane, V.P., E. Teichert, V.P. Finance. Owners present: D. Linane, D. McClure, K. McClure, V. Vargas, S. Palfi, L. Scarpone, G. Robinson, C. Smith, R. Smith, S. Stokes, R. Teichert. Owners proxies: M. Hart, D. Hart, D. Manna, J. Manna, R. Sanford, L. Sanford, B. Shaw, S. Shaw, R. Sobel.
3. Proof of notice of meeting was provided.
4. Reading of minutes was waived and minutes were approved.
5. Report of officers: V.P.

Finance E. Teichert provided annual budget report reviewing 2025-2026 annual budget of \$239,950 (\$145,500 reserves, \$94,450 operating) with monthly assessment increases effective October 1 as follows: Unit A \$981, Unit B \$936, Unit C \$1057, Unit D \$1135, Unit E \$913.

Report of committees: a. Architectural Committee: S. Stokes gave overview of pending applications including for an EV charger. c. Landscape committee S. Stokes will work on developing a secure site on the DBTS website for owners to report landscape, pool and spa, building and other HOA issues. d. Pool/spa committee: L. Scarpone summarized work done during the year and the need for replacement of most pool equipment in the upcoming year.

b. Building committee:

—Devices are being tested to prevent water intrusion into the Alta Vista garage and elevator. D. Linane and D. Manna are leading this project and are considering a trench drain to daylight the water into the landscaping.

—Wrought iron fencing behind the Granada units will be sanded and repainted in September.

—D. Linane summarized the SB 326 July 2024 elevated elements (balconies) inspection report and the need for significant reconstruction of upper and lower balconies at 20 units, consideration of vertical wrought iron rails versus engineered glass panels, and retention of Wright Engineering and IMG to prepare engineering plans and bid documents. Four bidders submitted bids. The Board interviewed the three low bidders who then submitted revised bids providing additional information requested by the Board. A summary of the revised bids was provided to the Owners. K. Carr, IMG project manager, arrived with two samples of the glass panels. The Owners' consensus selected the "shoe" bracket for the glass panels. Wright Engineering is to revise engineering drawings depicting the "shoe" racket glass panel engineered system and the two low bidders will provide revised bids for this system. After these revised bids are received the Board will review and select the successful bidder. A special reconstruction assessment notice and ballot will be sent to Owners. If the assessment is approved by Owners, the Board will inform Owners of the dates the assessment is due and payable. To address potential tariff price increases, a 25% deposit on glass system was suggested.
6. M. Griffin was elected Inspector of Elections.
7. M. Griffin opened and tallied the ballots and announced the election of the following Board members: T. Engel, V. Linane, E. Pais, L. Scarpone, and E. Teichert.
8. No unfinished business.
9. New business—S. Stokes will investigate having neighboring HOAs (Point Vista and Marina) who use Granada Drive pay a portion of Granada paving costs.
10. Next Annual Meeting August 15, 2026
11. Meeting adjourned at 3:23 p.m.

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