

President's Report 3/9/2026

Greetings Homeowners

Mission Oaks continues to be very busy and thanks go to all the homeowners and Mark IV staff for their efforts. We have to keep in mind that MO is a mid-sized corporation with tens of millions of dollars in physical assets and an annual budget of a million dollars. After 40 years, we are faced with major repairs and replacements to manage while at the same time being careful to spend wisely. At the same time there are state HOA and housing laws, labor and tax regulations and our own CC&Rs and R&Rs to abide by and periodically review and clarify. We are obliged to move forward, and to make necessary changes to properly monitor, supervise and meet the Board's fiduciary responsibilities. With that as background, here is a summary of actions taken, in process and proposed

1. BALCONY WORK. Phase I of the balcony work on 734H-748 is nearing completion. Additional rot found has increased the cost from \$110,000 to \$146,000. Phase II and III will follow this year. Our on site manager Bryce Owen has done an excellent job monitoring work progress and ensuring quality.
2. ROOFING. The Roofing Committee, with Bruce McGowan chairing, has had all but 1 or 2 leaking roofs repaired. Other roofs will be monitored and prioritized for new shingle or tile underlayment replacement. We are getting at least 3 apple to apple bids on each job and Bryce is monitoring work and certifying proper completion before payment is made. Mark IV Maintenance is helping smooth out the process. We are installing soffet and better peak ventilation as we go. This should prolong roof life and save on A/C bills. REMEMBER NO ONE GOES ON THE ROOFS W/O BOARD PERMISSION. Termite/rodent inspectors and others have broken tiles in the past causing expensive repairs.
3. Speaking of rodents we have found that pet friendly ultrasound broadcast devices available on line are often a cheap way to keep the rodents out the garage, attic and other spaces. We recommend you try it
4. PAINTING. Painting is being done as needed under the same procedure as roofs. Bryce is inspecting and determining when painting is necessary
5. FINANCIALS. Treasurer Myrna Livingston has been working with Kami Nogo (comptroller of Mark IV to reorganize and make our financial reports clearer and useful. It is a difficult job. Thanks to both.
6. GROUNDS. We plan to have a separate GROUND S Committee headed by Ginny Ehrlich to be responsible for landscaping, gardener employees, mowing, pest control, irrigation system, tree trimming, firewise landscape changes, pest control, equipment and vehicle use, etc. This is a big job and thanks go to Ginny and crew for maintaining our beautiful environment.
7. ARCHITECTURAL COMMITTEE. There are changes in the works to the name and composition of the Architectural Committee, formerly called LARC or ARC but called Architectural Committee in the CC&Rs. Ginny and Paul Matthies, who have Grounds and Roofing Committee duties, have resigned. Elaine Morris has also resigned after

many years of service. Thank you all. The Board will appoint new member(s) shortly. We have spoken to MO members who are interested in joining the Committee and will try to keep membership at 3 or so people.

8. REQUESTS FOR MODIFICATION. The Board plans to have all RFM applications submitted to the Board via the MARK IV PORTAL. The Architectural Committee directly or through the Board Committee member will receive notice of the application. The Committee will promptly view the site and proposal, work cooperatively with the applicant, seek whatever additional information it reasonably needs, and make its recommendation on the PORTAL. When an RFM affects landscaping on common property areas, the Board will request input from the Grounds Committee. The Board members will then vote on the PORTAL site, giving reasons for individual votes as required by the CC&Rs. MARK IV, Via the PORTAL, will send reminders of deadlines for action. It is expected that this procedure will be transparent, provide a permanent record of RFMs and action taken, and prevent delays.
9. WILDWOOD DEVELOPMENT. Our attorney and negotiating team, after many hours of work, have submitted MO's final settlement agreement edits and, if Mr. Richman accepts the final draft, we will be ready to show and explain it to all members and schedule an up or down vote. Your patience is appreciated as we have been negotiating and mediating in needed strict confidence since August 2025.
10. WEBSITE and MARK IV PORTAL. We apologize that our website has not been updated. We want to make it a useful source of information in parallel with the MARK IV PORTAL. We are still working on it and need volunteers to help. Call me at 434 946 5510. The MARK IV PORTAL has all the latest minutes, financials, modification requests. AND other information. We hope you have the app and can successfully use the site.
11. The digitizing of all records continues.
12. The Annual garage sale preparation is proceeding and it will likely be in May. Thanks go to Chantal Cloutier for leading the effort. Chantal also updates our owner reference book that has been so useful. Again thanks Chantal.
13. INVESTMENTS. Our liquid assets are being invested at the highest rate possible consistent with safety. Thanks Myrna Livingston, Al Cortese and Mark IV 's Kami Nogo
14. Concrete and ramp work at the Clubhouse is still waiting for City permit approval.
15. A new laptop computer and wireless speaker have been purchased that should help with zoom meetings.
16. Our annual review accountant retired and the reserve study firm is scaling back so we will shortly be approving contracts with new people.

That's the news. If you need more information let us know. We remind ourselves how lucky we are to live in Mission Oaks and try our best to have a considerate and thoughtful approach in communicating with one another. After all, we are all in this together as good neighbors and are equals among 84 as we govern and maintain our beautiful slice of paradise. Call or email me any time 434 946 5510 or stormyscm@gmail.com.

Steve