

5/12/26 PRESIDENT'S REPORT TO HOMEOWNERS

Hello everyone, as usual, a lot has been happening at Mission Oaks.

1. First and importantly we continue to receive excellent help from our general property manager, MARK IV with Stephanie Croft and team; and from our on-site manager/coordinator, Bryce Owens of Owens Construction, who surveys work to be done, gets 2-3 bids, and inspects completed work before authorizing payment. In addition his crew does quality repair work. The two management teams have been integral in helping the Board carry out its responsibilities.

2. BALCONY WORK. Phase I of this work (the most needy buildings, 9-12) is nearly complete and we have started Phase II and will follow that with the Phase III contract. Bryce has been regularly inspecting and ensuring quality work. We have had to request better work supervision by Empire Works. Expenses of \$175,000 - 200,000 from Reserves remain to be paid on this project. When repairs are complete we will be okay on balcony work until our next required inspection in 2034.

3. ROOFS. All but 1 or 2 roofs that leaked this rainy season have been repaired or replaced. The new Roofing Committee is developing a schedule to replace worn-out shingle roofs and to replace all the original tile roof underlayment. It is the underlayment that makes a tile roof watertight. Ventilation at the eaves (lower roof) and some solar fans at the upper vents are being added to keep the roofs from baking and save owner air conditioning costs.

4. ROADS. Annual 2026 road repairs are being completed. After the 2027 repairs we may be able to seal all roads and our road work will be reduced to small repairs and sealing for a while.

5. PAINTING. Bryce is getting 2 bids on each painting job and starting at PHASE I Lower and Phase III and is scheduling repainting as reserve funds permit.

6. SUBSIDENCE. It looks like we still have one home that needs major Foundation Solutions work to correct subsidence. We will try to get that on the calendar soon.

7. BUDGET. Money is a major factor in getting things done. We want to hold the monthly assessment where it is. We currently receive about \$90,000 in monthly dues/assessments. We pay \$35,000 per month into our reserves, which we would like to increase. To save money it is important to pay no more than competitive rates, provided quality is not sacrificed. This is true for routine as well as reserve expenses. Therefore, we will be getting multiple bids on routine items which have been expensive (tree trimming \$23,000, field cutting-weed abatement \$21,000, gutter cleaning \$18,000 as examples). The Board is also looking at other areas for possible cost savings. like reducing gate phone, internet. and cleaning services and fees, and avoiding water leaks.

8. EMPLOYEES. Having our own gardeners instead of paying a landscaping company saves us money but brings many added responsibilities, such as written contracts, handbooks, OSHA training, and more. Handling these responsibilities seems more than can be fairly asked of volunteers and some tasks are not being carried out. We will be discussing turning over more employee supervision to Mark IV.

9. PARKING. The restated and modified Parking and Garage Storage rules appear to remain a problem area for some. The Board is continuing toward our goal of clear, reasonable and fairly enforceable rules.

10. The annual RESERVE STUDY has been completed and will be sent to all and posted on the MARK IV APPFOLIO PORTAL.

11. The CONCRETE PAD AND RAMP to the clubhouse has been designed and permitted and requests for bids will go out next week for work likely in NOVEMBER OR DECEMBER after the pool closes.

12. WILDWOOD. We are close to an agreement.

13. GARAGE SALE. Thanks to Chantal Cloutier and her helpers the garage sale was a huge success with a flood of early buyers and several near sellouts.

14. A BARBEQUE is planned for Sunday, July 19, Last year's was great fun. A good time to get to know our new members and catch up with old friends

15. TO DO. Ee are still working to update the MO Website, review the CC&Rs and Rules and Regs for clarity and incorporating new laws, and to review and digitize our paper records so each unit has a historical file.

16. VOLUNTEERS AND PRESIDENCY. New Board and Committee member are still very much needed and invited to join the effort to sustain our wonderful Mission Oaks neighborhood. We are a corporation with tens of millions of dollars of assets and a budget of over \$1,000,000. Even with our professional property managers, significant management tasks remain with the Board that require many volunteer hours. I think it might be useful to have the past president of the Board be on the Board for one year of continuity and help. I will be stepping down as President after my one-year term as President ends as of October. I will remain on the Board for one more year of my three-year Board term to help. This year we will need volunteer Board members to fill Heidi Iwasko's term (one more year), and Bruce McGowan's and Brian Carrillo's one-year terms which are up as of the end of September. PLEASE volunteer. It is a good working group and we are moving forward.

Sincerely,

Stephen C. Martin, Pres. MOOA