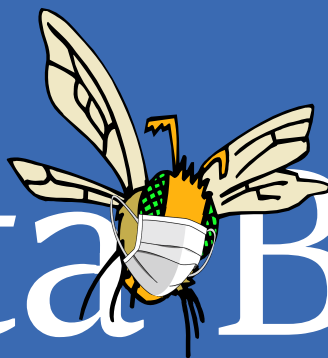




The

Fiesta Bee



February Newsletter
Volume LXV Issue 2



A Monthly Newsletter for the Fiesta Gardens Homes Association, San Mateo, CA
PO Box 5288, San Mateo CA 94402

www.FiestaGardensHoa.com
editor@fiestagardenshoa.com

President's Message

By Steve Strauss

Happy New Year!

Let's try this again.....

2021 – The Year of the Cabana

We will have a special guest at our next meeting. The Mayor of San Mateo, Eric Rodriguez, will join us to answer your questions about what's happening in our City. In an effort to make this go smoothly, please submit any questions you might have to civic@fiestagardenshoa.com.

Please join me in welcoming Naresh Nayak to our Board as our new Vice President. Just because we filled this position doesn't mean there's not opportunities to volunteer. We still need your help with events, committees, etc. Volunteers *always* welcome.

The Cabana project is moving along, and we should be close to seeing some construction. My hope is that by March, there will be shovels in the ground.

Stay safe. Social Distance. Wear a mask. Wash your hands.

Be positive. Test negative.

See you at the next Board Meeting on Wednesday, February 3rd.

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Find past issues of the Bee, Financials, FGHA documents, announcements and more at the FGHA webpage

www.FiestaGardensHoa.com



The next Board meeting will be
Wednesday, February 3
7PM via Zoom call.

FGHA Board of Directors

President Steve Strauss	president@fiestagardenshoa.com
Vice President	vp@fiestagardenshoa.com
Civic Affairs Rich Neve	civic@fiestagardenshoa.com
Park Director Roland Bardony	parks@fiestagardenshoa.com
Pool Operations Steve Stanovcak	poolops@fiestagardenshoa.com
Pool Maintenance Steve Muller	poolmtc@fiestagardenshoa.com
Social Director Christina Saenz	social@fiestagardenshoa.com

FGHA Staff

Treasurer Steve Gross	treasurer@fiestagardenshoa.com
Secretary Pam Miller	secretary@fiestagardenshoa.com
Bee Editor Eleni Hulman	editor@fiestagardenshoa.com
Webmaster Mariano Saenz	webmaster@fiestagardenshoa.com

Civic Report

By Richard Neve

UFES

Construction of the UFES in the Events Center is fully underway. Get your updates from the UFES website:

<https://cleanwaterprogramsanmateo.org/ufes/>

You can sign up for alerts and updates in a number of ways. Sign up and stay informed!

There will be some quite lengthy changes to traffic flow along Saratoga Drive, so be aware when driving/cycling/walking there.

State of the City

Mayor Eric Rodriguez gave a great overview of what has happened in San Mateo in 2020 and forward looking for 2021. You can view it here:

https://www.youtube.com/watch?v=_ueYAlFe8hQ

San Mateo Mayor Eric Rodriguez to attend FGHA Board meeting on February 3rd.

I am delighted to announce that Mayor Rodriguez will be attending our February FGHA Board meeting. He will give some updates, listen to concerns and priorities of residents and answer questions. If you have questions for the Mayor, please send them to me (civic@fiestagardenshoa.com), I will send them to the Mayor to allow him to gather the information he needs to answer those questions.

Questions Raised over Council Members Attendance at HLC Meeting

At the January 19th council meeting there was a discussion about the conduct of three council members – Rick Bonilla, Joe Goethals and Amourence Lee- at a meeting of the Housing Leadership Council (HLC) and possible violations of the Brown Act. This meeting was a post-election decompression reflecting on the passing of Measure Y. The HLC and their coalition supported Measure R and were against Measure Y. Other notable attendees were the developer David Bohannon who pumped over \$1m into opposing Measure Y. You can see a video of the meeting here: <https://youtu.be/Myfw6AnY6II>

You can see the discussion at the council meeting here: <https://www.youtube.com/watch?v=ZxT7ivAvLco> starting at 4:55.

San Mateo United Homeowners Association

Gramercy Mounds El Cerrito association joined SMUHA. Discussions about redefining the mission of SMUHA and how to best represent the neighborhoods.

San Mateo Planning to Build Multifamily Units in Single Family Home Neighborhoods?

There seems to be growing pressure to re-zone (up-zone) single family homes in San Mateo. This could mean your neighbor could build a duplex, triplex, quadruplex or greater size unit on their lot. After last month's opinion piece by San Mateo planning commissioner John Ebnetter stating that the city should rezone single family homes to multi-family dwellings, this was reflected by several of our council members in the recent council meeting and the now infamous HLC meeting.

If you have a strong opinion about this, please contact the council members and let them know!

<https://www.cityofsanmateo.org/166/Meet-Your-Council>

This topic was touched on in the recent council meeting where they reviewed aspects of the General Plan <https://www.youtube.com/watch?v=ZxT7ivAvLco> which starts at 2:43min.

Is there someone you would like to invite to the FGHA Board Meeting?

Let me know! civic@fiestagardenshoa.com

**Fiesta Gardens Homes Association
Monthly Board Meeting Agenda
Wednesday, February 3, 2021
7:00 PM**

1. Call to Order
2. Guest Speaker – Mayor of San Mateo, Eric Rodriguez
3. Reading and Approval of Minutes
4. Financial Report – Steve Gross
5. Board Reports:
 - i. Civic – Rich Neve
 - ii. Social – Christina Saenz
 - iii. Parks – Roland Bardony
 - iv. Pool Maintenance – Steve Muller
 - v. Pool Operations – Steve Stanovcak
 - vi. Vice President – Naresh Nayak
 - vii. President – Steve Strauss
6. New Business
7. Old Business
 - i. Cabana Renovation Update
 - ii. Assessment Collections Update
 - iii. J.D. Builders Collection Matter Update
8. Questions and Comments
9. Adjournment/Break into Executive Session if needed

**Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
December 2020**

Current Period			Description	Year To Date			2020 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
2,880.00		2,880.00	Regular Assessments	188,280.00	206,640.00	(18,360.00)	206,640.00
0.51	2.92	(2.41)	Interest Inc - Operating Fund	57.84	35.00	22.84	35.00
170.58	125.00	45.58	Interest Inc - Repl. Res. Fund	2,024.21	1,500.00	1,424.21	1,500.00
		0.00	Swim School		13,000.00	(13,000.00)	13,000.00
		0.00	Interest	2,719.78	0.00	2,719.78	0.00
-252.00		(252.00)	Late Charges	2,532.00	0.00	2,532.00	0.00
		0.00	Guest Passes		1,100.00	(1,100.00)	1,100.00
60.00	90.00	(30.00)	Bee Ads	1,200.00	1,080.00	120.00	1,080.00
\$ 2,889.07	\$ 217.92	\$ 2,641.15	Total Income	\$ 197,713.81	\$ 223,355.00	-\$ 25,641.19	\$ 223,355.00
\$ 2,889.07	\$ 217.92	\$ 2,641.15	Gross Profit	\$ 197,713.81	\$ 223,355.00	-\$ 25,641.19	\$ 223,355.00
EXPENSES							
540.00	540.00	0.00	Landscape Contract	6,053.60	6,480.00	426.40	6,480.00
		0.00	Lifeguards	38,083.77	52,000.00	13,916.23	52,000.00
425.00	425.00	0.00	Newsletter Editor	5,100.00	5,100.00	0.00	5,100.00
		0.00	Payroll Taxes	3,730.11	5,200.00	1,469.89	5,200.00
300.00	300.00	0.00	Secretary	3,600.00	3,600.00	0.00	3,600.00
1,000.00	1,000.00	0.00	Treasurer	12,000.00	12,000.00	0.00	12,000.00
	300.00	300.00	Payment Processing Fees	2,631.78	1,200.00	(1,431.78)	1,200.00
		0.00	Payroll Service	2,944.99	2,600.00	(344.99)	2,600.00
	45.00	45.00	Pest Control	537.39	540.00	2.64	540.00
921.08	1,408.33	487.25	Pool & Spa	17,087.85	16,900.00	(187.85)	16,900.00
2,113.95	641.67	(1,572.28)	Common Area - Maintenance	3,761.83	6,500.00	2,738.07	6,500.00
	25.00	25.00	Wristbands	0.00	300.00	300.00	300.00
	83.33	83.33	Tennis Court- Service & Repair	0.00	1,000.00	1,000.00	1,000.00
29.59	300.00	270.41	Gas	3,224.69	3,600.00	375.31	3,600.00
871.35	1,083.33	211.98	Electricity	12,237.06	13,000.00	762.94	13,000.00
188.93	108.33	(80.60)	Refuse	1,450.12	1,300.00	(150.12)	1,300.00
164.07	90.00	(74.07)	Telephone & Pager	1,578.50	1,080.00	(498.50)	1,080.00
1,274.62	1,000.00	(274.62)	Water	12,355.46	12,000.00	(355.46)	12,000.00
	83.33	83.33	Pools, Spas, & Lake Facilities	0.00	1,000.00	1,000.00	1,000.00
	100.00	100.00	Audit & Tax Preparation	0.00	1,200.00	1,200.00	1,200.00
803.89	208.33	(595.56)	Mailings, Postage & Copies	2,312.77	2,500.00	187.23	2,500.00
165.96	400.00	234.04	Newsletter Postage/ Printing	802.88	4,800.00	3,997.12	4,800.00
714.80	125.00	(589.80)	Meeting Expenses/Social Functi	1,635.64	1,500.00	(135.64)	1,500.00
	83.33	83.33	Collection Expenses	666.90	1,000.00	333.10	1,000.00
1,084.88	1,166.67	81.79	Insurance Expenses	13,415.41	14,000.00	584.59	14,000.00
298.00	333.33	35.33	D & O Ins. Expenses	3,336.85	4,000.00	663.15	4,000.00
832.50	291.67	(540.83)	Insurance Exp - W/C	3,602.47	3,500.00	(102.47)	3,500.00
216.49	191.67	(24.82)	Office Supplies	3,334.74	2,300.00	(1,034.74)	2,300.00
	20.83	20.83	Postage	0.00	250.00	250.00	250.00
	20.83	20.83	Civic Expenses	100.00	250.00	150.00	250.00
	41.67	41.67	Web Site	319.87	500.00	180.13	500.00
2,009.00	166.67	(1,842.33)	Professional Services	23,321.24	2,000.00	(21,321.24)	2,000.00
	83.33	83.33	Permits & License	825.00	1,000.00	175.00	1,000.00

**Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
December 2020**

Actual	Current Period		Description	Year To Date			2020 Budget	
	Actual	Budget		Variance	Actual	Budget		Variance
		666.67	666.67	Taxes - Property	8,155.38	8,000.00	(155.38)	8,000.00
	196.00	20.83	(174.17)	Inc Taxes- Operating Fund	196.00	250.00	55.00	250.00
\$ 14,149.11	\$ 11,254.17	-\$ 2,894.94		Total Expenses	\$ 188,301.75	\$ 192,450.00	\$ 4,148.25	\$ 192,450.00
-\$ 11,290.04	-\$ 11,038.25	-\$ 251.79		Net Income	\$ 5,412.06	\$ 30,905.00	-\$ 21,492.94	\$ 30,905.00

**Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Cabana Rebuild
December 31, 2020**

Actual	Current Period		Description	Year To Date			Budget
	Actual	Budget		Variance	Actual	Budget	
INCOME							
25,300.00	25,000.00	300.00	Special Assessments	1,124,650.00	1,300,000.00	(175,350.00)	1,300,000.00
\$ 25,300.00	\$ 25,000.00	\$ 300.00	Total Income	\$ 1,124,650.00	\$ 1,300,000.00	-\$ 175,350.00	\$ 1,300,000.00
\$ 25,300.00	\$ 25,000.00	\$ 300.00	Gross Profit	\$ 1,124,650.00	\$ 1,300,000.00	-\$ 175,350.00	\$ 1,300,000.00
EXPENSES							
		0.00	Cabana Rebuild - Contract			0.00	1,340,000.00
	20,000.00	20,000.00	Update Plans	20,540.37	20,000.00	(540.37)	20,000.00
		0.00	Construction Reserve			0.00	58,836.00
		0.00	Consulting			0.00	30,000.00
		0.00	Permits and Fees			0.00	50,000.00
	20.14	20.14	Payment Processing Fees	12,542.54	13,000.00	457.46	13,000.00
\$ 0.00	\$ 20,020.14	\$ 20,020.14	Total Expenses	\$ 33,082.91	\$ 35,000.00	-\$ 82.91	\$ 1,511,836.00
\$ 25,300.00	\$ 4,979.86	\$ 20,320.14	Net Income	\$ 1,091,567.09	\$ 1,267,000.00	-\$ 175,432.91	-\$ 211,836.00

MONTHLY CALENDAR

FIESTA GARDENS

February 3
FGHA Board Meeting
7 p.m., Zoom call

February 15
Deadline to get articles and ads to Bee Editor.

SAN MATEO

City Meetings will be held online via Zoom calls. For more information on these calls, please visit <https://www.cityofsanmateo.org/3971/Agendas-Minutes-Public-Meeting-Portal>

February 1, 16
City Counsel Meeting
Where: Remote via Zoom call
When: 7:00 PM - 9:00 PM

February 9, 23
Planning Commission Meeting
Where: Remote via Zoom call
When: 7:00 PM - 11:00 PM

Check out the local farmer's markets that are still open and offering fabulous produce and other delicacies.

San Mateo Farmers' Market
Saturdays: 9:00 AM - 1:00 PM | Year Round
Location: College of San Mateo, 700 West Hillsdale Boulevard

Foster City Certified Farmers' Market
Saturdays: 9:00 AM - 1:00 PM
Wednesdays 3:00 PM - 7:00 PM | Open Year Round
Location: 1010 Metro Center Boulevard

Belmont Certified Farmers' Market
Sundays: 9:00 AM - 1:00 PM | Year Round
Location: El Camino Real and O'Neill Avenue

Fiesta Gardens Homes Association Inc.
Balance Sheet
 As of December 31, 2020

ASSETS	
Cash - Operating Fund	\$ 62,335.18
Cash - Reserve Fund	\$ 297,219.94
Cash - Cabana Rebuild	\$ 1,067,059.63
Old Accounts Receivable	\$ 121,714.00
2020 Dues Receivable	\$ 18,360.00
Special Assessment Receivable	\$ 232,150.00
Other Current Assets	\$ 7,274.34
Due From JD Builders	\$ 29,500.00
TOTAL ASSETS	\$ 1,835,613.09

LIABILITIES AND FUND BALANCE	
Liabilities	
Accounts Payable	1,475.15
Accrued Expenses	1,750.00
Prepaid Assessments	1,323.10
Total Liabilities	\$ 4,548.25
Fund Balance	1,498,672.31
Current Year Net Income/Loss	332,392.53
Total Fund Balance	\$ 1,831,064.84
TOTAL LIABILITIES AND EQUITY	\$ 1,835,613.09

2021 Association Dues

Greetings Homeowners!

We have sent invoices for 2020 Dues of \$360.00 by email for those that we have an address and by mail for the rest of you.

Please contact treasurer@fiestagardenshoa.com if you have yet to receive your invoice.



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PROP 19 SUMMARY!



Here is a great FAQ from California Association of Realtors from November 23, 2020

How does Proposition 19 change the rules on tax basis portability?

Prop 19 allows a homeowner who is 55 years of age or older, severely disabled or whose home has been substantially damaged by wildfire or natural disaster to transfer the taxable value of their primary residence to: a) a replacement primary residence anywhere in the state, b) regardless of the value of the replacement primary residence (but with adjustments if replacement has a greater value), c) within two years of the sale and d) up to three times (or as often as needed for those whose houses were destroyed by fire).

The prior rule limited this exemption to a one-time transfer within the same county (Prop 60) or between certain counties (Prop 90) and only if the replacement property was of "equal or lesser value."

When does the tax basis portability portion of Prop 19 take effect?

April 1, 2021

Can my client buy/sell now and take advantage of the tax portability benefits before April 1, 2021?

There is no definitive answer in the law. Although, we believe that the tax benefits under Prop 19 will apply to transactions where either the sale or purchase of a primary residence takes place before April 1, 2021, as long as the subsequent sale or purchase takes place within two years and occurs on or after April 1. If you have a client who wishes to obtain the tax benefits of Prop 19 for a transaction that closes prior to April 1, 2021, whether it is buying or selling a property, the client should be encouraged to seek the advice of a qualified California real estate attorney or tax advisor.

If the replacement property is of equal or lesser value, does the tax basis of the replacement property change?

No. The taxable value of the original property may be transferred and become the taxable value of the new one.

If the replacement property is of greater value, how is the new taxable value calculated?

The new taxable value is calculated by adding the difference between the full cash value of the replacement property and the original property to the original taxable value. For example, if a seller of an original property has a \$300,000 taxable value and a full cash value of \$1M and then buys a replacement property for \$1.5M, the taxable value of the replacement property would be \$800,000.

Can a replacement property be purchased prior to the original primary residence being sold?

Yes. This is how the current rule under Prop 60 works, and Prop19 uses nearly identical language.

How does Prop 19 affect the rules on intergenerational transfers to children or grandchildren?

It limits the exemption to those properties where the primary residence continues to be used as a family home by the child or grandchild transferee. If so, the taxable value will remain the same, subject to some upward adjustments if the property value, at the time of transfer, is more than \$1M over the original tax basis.

If the property is more than \$1M over the original tax basis, what is the new taxable basis?

The new taxable basis will be the assessed value of the property at time of transfer minus \$1M.

When do these new rules on intergenerational transfers apply?

February 16, 2021.

I am not allowed to provide legal or financial advice. The above information was provided as a courtesy. If you need more info and how this might apply to your circumstances, I'm happy to refer you to experts who can.

FREE TREES—The city of San Mateo is planning their winter 2021/2022 free tree planting. If you would like a tree for the front of your house, call 650-522-7420 or email trees@cityofsanmateo.org to see if you have an area that qualifies. For more info, visit <https://www.cityofsanmateo.org/3374/Street-Tree-Planting-Program>

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FGHA BOARD MEETING – December 2, 2020

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting via Zoom was called to order by Steve Strauss, President, at 7:01PM. Board Members in attendance were: Steve Strauss - President, Roland Bardony – Parks Director, Christina Saenz - Social Director, Steve Stanovcak – Pool Operations, and Rich Neve – Civics Director

November 4th Minutes - On a motion duly made and seconded and approved by all Board Members, the minutes of the November 4th meeting were approved with corrections.

Financial /Steve Gross

- Paid our property taxes of \$3,900.
- 61,000 in our operating account
- We have collected \$185,000 for 2020 dues.
- 1.134 million in our cabana/reserve fund.
- Our finances are in good shape as expenses continue to decrease.
- So far 384 members have paid the special assessment in full, 80 are making monthly payments and 25 have been sent to collections.

BOARD REPORTS

Civic/Rich Neve

- Measure Y is now passing by 42 votes. It will be certified on December 3rd.
- San Mateo County is now in the “Purple Tier” which means no formal gatherings and a curfew from 10:00pm to 5:00am for non-essential travel.

Social Director/Christina Saenz

- So great to see so many residences into the holiday season. Judging will take place on December 19th at 7:00pm. If you would like to volunteer to be a judge please contact Christina.

Parks/Roland Bardony - Nothing to report

Pool Operations/Steve Stanovcak

- Pool is closed for the season.

Pool Maintenance/Steve Muller - Nothing to report

Vice President - Looking for a new Vice President

President/Steve Strauss

- We are looking for a new Board Member. If you are interested in serving on the Board, please contact Steve or any one of our Board Members.

NEW BUSINESS – No New Business

OLD BUSINESS

Cabana Renovation Update

We heard from the City and there are a few items that our architect will be addressing.

The City is providing the addresses of residents we will need to alert, living within 500 feet of our cabana project. A letter will be sent to each of these residents with all pertinent information including the date and time for the SPAR meeting.

Continued on page 10

The SPAR meeting will be Sunday December 13th at 4:00pm via Zoom. The SPAR meeting will be hosted on the same Zoom call as our HOA monthly meeting. Our contractor will be there for a question-and-answer session. Plans will be shown of the cabana project. We will need to get the name and address of each person on the Zoom meeting.

Assessment Collection Update

Payments were made in full from 8 of the accounts sent to collections. Five of the accounts that would like to pay have requested a reduction in assessed fees. The Board will take this into consideration and possibly forgo late fees and interest as we have not charged anyone a late fee or interest so far. If anyone was charged late fees and interest it would be refunded.

J.D. Builders Collection Update

At this point not much is happening. On January 7th at 9:00am attorneys from both sides will meet with a judge for a Case Management Conference to see where both sides stand.

FGHA has incurred legal fees and court costs of a little over \$13,000.

Questions and Comments
None

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday January 6th, 2021 at 7pm. Meeting was adjourned at 7:43pm.

FGHA BOARD MEETING – January 6, 2020

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting via Zoom was called to order by Steve Strauss, President, at 7:02PM. Board Members in attendance were: Steve Strauss - President, Roland Bardony – Parks Director, Christina Saenz - Social Director, Steve Stanovcak – Pool Operations, and Rich Neve – Civics Director

December 2nd Minutes - On a motion duly made and seconded and approved by all Board Members, the minutes of the December 2nd meeting were approved.

Financial /Steve Gross

- 62,000 in our operating account.
- We paid out \$14,000 in the month of December.
- We have collected \$188,000 for 2020 dues.
- Our finances are in good shape.
- So far 393 members have paid the special assessment in full. We have \$1.364 in the Cabana Funds/Reserve Account.

BOARD REPORTS

Civic/Rich Neve

- The Mayor of San Mateo, Eric Rodriguez, will be attending our next Zoom Meeting. He would like to host a Q&A with the residents and would like to have questions upfront so that he has the answers for you. If you would like to submit a question you can send it to Rich Neve by January 20th.
- Our Public Works Director, Brad Underwood, has retired and we look forward to forging a new working relationship with our new Public Works Director.

Social Director/Christina Saenz

- The lighting contest went well. Pictures are in the Bee as well as on our website and Facebook page. Thanks to all who helped.
- There will not be an Easter Egg Hunt this year due to COVID-19 restrictions. Hopefully, Halloween will be good.

Parks/Roland Bardony

- The playground will remain open.
- Irrigation is turned off.
- Scapes is willing to help us with anything we might need during the cabana construction.

Pool Operations/Steve Stanovcak - Nothing to report.

Pool Maintenance/Steve Muller - Not in attendance

Vice President/Naresh Nayak

- We have a new Vice President, Naresh Nayak.
- Naresh has lived in Fiesta Gardens since 2003.
- Looking forward to working with the Board.

President/Steve Strauss

- Welcome to our new Vice President, Naresh Nayak.
- When walking your dog please respect others and pick up after your dog. Thank you to those who do.

NEW BUSINESS

New Budget for 2021

Most everything is based on our 2020 and 2019 budget. Our expenses have been stable for the last few years.

If 16 properties continue not to pay their HOA dues, then next year we may need to think

Continued on page 10

January Minutes From page 9

about raising dues by 25.00.

On a motion duly made and seconded and approved by all Board Members, the 2021 Budget was approved and accepted as presented.

OLD BUSINESS**Cabana Renovation Update**

The final revisions for the contract are in hand and we have accepted Pro Modeling's quotes. We will sign off on the contract. Pro Modeling has one year to complete our project. Depending on when they are able to break ground will depend on when the pool will be open.

The Spar meeting went well, and permits have been submitted. Hopefully, Steve Gross will find out this week when they will be final.

Assessment Collection Update

We received 4 more payments in full that were sent to collection. So, in total we have collected from 13 out of the 33 properties sent to collection. There are still 20 accounts who have not paid. ASAP has a few ways to collect. We have until April 20th to figure out what to do with properties not paying.

J.D. Builders Collection Update

The lawsuit will be discussed in Executive Session after the meeting.

Questions and Comments

None

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday February 3rd, 2021 at 7pm. Meeting was adjourned at 7:42pm.

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