



# The Fiesta Bee

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

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## Vice President's Message

By *Christina Saenez*

As we enter into this holiday season, I want to send a thank you to this Board who without them, we would not have our community as we know it. Due to the people on this Board, we would not have the Bee every month, we have the ability to keep and run our HOA as a community, we are able to listen to each neighbor's concerns, to have amazing fun events, and continue to build and finish our cabana. You manage to go above and beyond and we Thank YOU!

A special thank you to a few people that have served this community and the HOA with kindness, resilience, and experience.

Steve Strauss who has recently departed from our HOA Board. He has been on the board as President for so many years and it will not be the same without his guidance and support. We are so grateful for all of the hard work you put in every day toward reaching our goals. You will be missed.

I also wanted to send an additional thank you to Steve Gross. He will also be stepping away from the Board in the next few months. He was and is an integral part of this HOA and community. Much of what he does is not visible to the community and it is a very difficult, tedious job. Not only is he our Treasurer, but along with Steve Stanovack, he has taken on finishing the cabana. Without him, we would not be where we are with the cabana. You also will be missed.

Thank you also to Megan Sandoval. She took on the Social Director position at the beginning of the year and brought us fantastic, fun events throughout the year, including our new Halloween House contest and Food Truck Fridays (which was AMAZING)! I know so many people came out to support the events and the food trucks and you will be greatly missed as well. This is not an easy job to organize this many events and you did it fabulously.

Thank you so much for your service and dedication to the HOA and community.

*"Happy Holidays to you during this bright time of year! May you experience the light of laughter, the warmth of love, and the joy of gratitude this season and beyond."* - unknown

See you at the next meeting on Dec. 6 at 7:00!

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Find past issues of the Bee, Financials, FGHA documents, announcements and more at the FGHA webpage  
[www.FiestaGardensHoa.com](http://www.FiestaGardensHoa.com)



The next Board meeting will be **Wednesday, December 6**  
7PM via Zoom call.

# FGHA Board of Directors

President	president@fiestagardenshoa.com
Vice President Christina Saenz	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 Megan Sandoval	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

# MONTHLY CALENDAR

## FIESTA GARDENS

December 6  
FGHA Board Meeting  
7 p.m., Zoom call

December 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>

December 4  
City Council Special Meeting/Meeting  
Where: Please see [Public Meeting Portal](#) for details.  
When: 5:30 PM - 7:00 PM (Special Meeting)  
7:00 PM - 9:00 PM (regular Meeting)

December 12, 26  
Planning Commission Meeting  
Where: Hybrid Meeting: Please see [Public Meeting Portal](#) for details.  
When: 7:00 p.m. - 9:00 p.m.

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

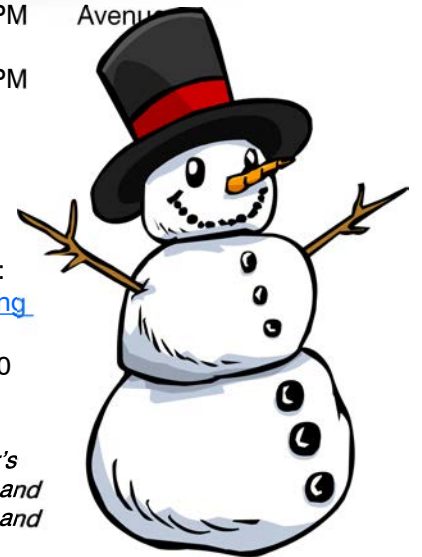
San Mateo Farmers' Market  
Saturdays: 9:00 AM - 1:00 PM | Year Round

Location: College of San Mateo, 700 West Hillsdale Boulevard

Foster City Certified Farmers' Market  
Open Year Round  
Saturdays: 9:00 AM - 1:00 PM  
Wednesdays 3:00 PM - 7:00 PM  
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

25th Avenue Farmers' Market  
Tuesdays: May - October, 3:00 PM - 7:00 PM  
Location: 194 W 25th Avenue



## SEEKING NEW BOARD MEMBERS!

By January 1, 2024 we will need **new volunteer Board members** for our Association.

Please contact any Board member for more information or to volunteer!

Volunteer Board members serve a two year term. Must be members in good standing.

## Cabana Update!

*By Steve Stanovcak*

The cabana continues to come along. There is still finish work to be completed along with final inspections from the city.

# FGHA BOARD MEETING – November 8, 2023

*Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary*

The FGHA Board Meeting was called to order by Christina Saenz, Vice President and acting President at 7:02pm. Board Members in attendance were Christina Saenz - Vice President, Roland Bardony – Parks Director, Megan Sandoval - Social Director, Steve Muller – Pool Maintenance, Steve Stanovcak - Pool Operations, and Rich Neve – Civics Director.

August 2<sup>nd</sup> Minutes: On a motion duly made and seconded and approved by all board members, the minutes of the August 2<sup>nd</sup> meeting were approved with changes submitted by Mike Bratt.

September 6<sup>th</sup> Minutes: On a motion duly made and seconded and approved by all board members, the minutes of the September 6<sup>th</sup> meeting were approved.

## Financial /Steve Gross

- October operating expenses \$24,300.
- Cash in operating account \$26,900.
- Cash in reserve and cabana fund account \$134,400.
- No dues were collected in October.
- To finish the cabana will cost \$68,400, this includes the return of retention.
- Special assessment funds collected in October was \$100.00. The total as of October 30<sup>th</sup> collected is \$1,366,700. No member paid in full in October. 483 members have paid the special assessment in full, 3 are making monthly payments and 3 in collections.
- Things are calming down and finances are in great shape.

## BOARD REPORTS

### Civic/Rich Neve

- The City has not set aside enough money to keep up with the storm issues the city has been dealing with. You will be receiving a ballot in the mail discussing The Flood and Storm Protection Fee. Our current infrastructure is inadequate to protect against future storms. It's essential that we all vote "Yes" to keep up on future storm issues. It will cost each home \$8.00 a month and if it passes then we will be able to get federal funding as well. You can get more information at the City's website at [Cityofsanmateo.org/stormwater](http://Cityofsanmateo.org/stormwater). You must turn in your ballot no later than December 17<sup>th</sup>.

### Social Director/Megan Sandoval

- The Halloween party was a huge success.
- The decorating contest went great! Thank you to David Martin for supplying the prizes and Mike Bratt for making the lawn signs for the winners, which will be in the Bee. Thank you to everyone who helped make the party a success and thanks to everyone who came to the party.
- The holiday party will be close to Christmas.
- I also will not be returning as Social Director next year. If you are interested, please let me know and I would be happy to talk to you about the position.

### Parks/Roland Bardony

- I have been working with Scapes and Steve Stanovack to get the landscaping finished at the cabana.
- When the rains finish the kiddy park will be filled.

Pool Maintenance/ Steve Muller - Nothing to report.

### Pool Operations/Steve Stanovcak

- The pump room upgrade is completed and is much safer now.
- I appreciate feedback from residents. However, when I get anonymous suggestions, I'm not able to deal with them efficiently and can't communicate to the person. Love getting suggestions just please sign your name and a way I can get back to you.

### Vice President/Christina Saenz

- All Fiesta Gardens residents will be receiving an email soon to sign up for our new HOA app. It will be great! Some of the things you will be able to do will be receive notifications and pay your dues through the app. If we are missing email addresses, we will go around to the residents to get them so all can be on the app. The app is very safe and will take us into the 21<sup>st</sup> century.
- President

## NEW BUSINESS

As a board, we would like to endorse The Flood and Storm Protection Fee measure. On a motion duly made and approved by all board members, the board will endorse The Flood and Storm Protection Fee measure.

*Continued on page 4*

***MINUTES from page 3***

We have a few board positions open starting in January 2024. On November 1<sup>st</sup> Steve Strauss stepped down as our President and Megan Sandoval will be stepping down the end of December. There are other members that are ready to step aside as well. However, these board members do not want to see our board disbanded, which would mean an HOA system would need to be hired which would increase our dues by a lot. Therefore, they will continue as board members until others volunteer. If you are interested in becoming a member of the board, you can see descriptions on our website and contact any board member. To become a board member, you must be nominated by one of the current board members.

We will also be needing a new Treasurer as Steve Gross will be stepping down soon.

**OLD BUSINESS****Recall Meeting**

Rich Neve read a statement on behalf of the Board Members regarding the "Recall Petitioners". Please see the full statement in this copy of the Bee.

**Cabana Renovation**

- There is work being done on the inside. Sheet rock, a room needed modifying for PG&E, fire sprinklers. We still need some things approved by the city.
- Getting bids for the drainage and landscaping.
- In the end there will be a punch list to make sure things are finished to our specifications.
- Hopefully, everything will be done by the end of January.
- PG&E was a fixed onetime fee that we paid in the beginning.

Joe Almiratearena had a question regarding a deductive change order for Pro Modeling. There were some items that were originally supposed to be paid for by Pro Modeling. However, they were paid for by the association. There was a deductive change order for \$70,000 but some feel it should have been for roughly \$42,000 more. Steve Gross explained that he felt it was not needed because it was taken care of in the treasurer's double entry system. After discussion it was decided that the board will have a separate meeting later with the board, Steve Gross and Joe Almiratearena. The date will take place on Monday, November 13<sup>th</sup> at 8:00pm via Zoom. A link will be sent out to members.

**ADJOURNMENT/NEXT MEETING**

The next Meeting will be held on Wednesday, December 6<sup>th</sup>, at 7pm, via Zoom. The meeting was adjourned at 8:09pm.

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## FGHA BOARD MEETING – August 2, 2023

*APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary*

The FGHA Board Meeting was called to order at 7:01PM. Board Members in attendance were Steve Strauss – President, Christina Saenz – Vice President, Roland Bardony - Parks Director, Megan Sandoval-Social Director and Steve Stanovcak – Pool Operations.

July 5<sup>th</sup> Minutes – On a motion duly made and seconded and approved by all Board Members, the July 5<sup>th</sup> minutes were approved.

**Financial /Steve Gross**

- July operating expenses \$43,600. This includes \$21,000 for lifeguard wages and payroll taxes. \$5,900 for pool repairs and supplies. \$4,000 in legal expenses related to collections.
- Cash in operating account is \$116,000.
- Cash in reserve and cabana fund account is \$273,000.
- No dues were collected in July. So far 470/489 property owners have paid their dues including all the apartments.
- Special assessments collected in July were \$705.00. 3 Members are making monthly payments and 4 are in collections. So far \$1,365,626.00 has been collected for the special assessment.
- Revenue from swimming lessons was \$18,600.

It was decided after a serious discussion about the amount of the deductive order total, that we will now keep a separate running total of changes to the contract with Pro-Modeling regarding deductive orders.

**BOARD REPORTS****Pool Operations/Steve Stanovcak**

- Swimming lessons are finishing up.
- New pool hours will start on August 14<sup>th</sup>. Monday through Friday 4:30PM to 8PM. Saturday and Sunday hours will be 12 noon to 8PM.
- There is work going on to put up shade sails to add extra shade to the pool area.
- There was a question about possibly opening the pool earlier, for example 10:00AM. The Board will discuss and see if it might be possible.

- Pickleball court tape was put down and lasted about 24 hours. We are not sure if someone pulled it up or what may have happened. Hoping to have something more permeant in the future.

Civic/Rich Neve - Not in attendance

Social Director/Megan Sandoval

- The food trucks have been a great success and will continue through August, September, and part of October.

Parks Director/Roland Bardony

- Nothing to report.

Pool Maintenance/Steve Muller - Not in attendance

Christina Saenz/Vice President

- Steve Gross and Christina have been working hard on the HOA App. There will be an email sent out once it is ready to launch.

President/Steve Strauss

- Our new HOA software will be great!

Before the new business was discussed Steve Strauss asked that everyone on the Zoom call be respectful of each other. Steve Strauss also addressed the following topics:

1. The reality of the situation should have been more transparent regarding the \$32,000.00 workers comp fine. However, there was no hidden agenda.
2. There was no misappropriation of any kind.
3. No laws were broken, and no one has gone "rogue".
4. Board members are volunteers and much of this took place during the beginning of Covid. The situation did not need to be aired on social media.

## NEW BUSINESS

### Workers Compensation Fine of \$32,000.00

Steve Gross takes full responsibility for the fine of \$32,000 regarding the lapse of workers comp for the lifeguards. He paid the fine out of his own pocket. There was a question regarding how this issue was found out. A piece of mail was picked up by Steve Stanovcak and he brought it to the attention of the Board. At the time this happened in 2019 Steve Gross felt he could take care of the issues. Some HOA members feel we could have hired an attorney to work out the issue with the state. A mistake was made not being transparent about the situation and going forward the Board will be completely transparent about everything.

Everyone seemed to agree that it is hard to get new members to join the Board. One way we could try and get new members is to put out a recruitment letter stating what is required of each Director, as well as putting together a recruitment committee in September for January when we may need new Board Members.

Some people feel that Steve Strauss should resign or be recalled as our Board President. Steve Strauss stated that he enjoys being President and would like to stay and see things through until the cabana is finished. He would rather not resign but he will not put the neighborhood through a recall. In the end no one spoke up to say he should resign. He will continue as President and see the cabana til the end. After the cabana is finished then Steve will leave as President. Steve also stated that he enjoys serving the community and moving forward he hopes we can put this behind us and make this neighborhood a wonderful place to live.

During the new business discussion, it was brought up about the Cabana Committee modifying its involvement in the construction of the new cabana. Although it was a great loss not having Joe Almirantearena directly involved with the day-to-day cabana construction, he is still involved with paying invoices. The committee also wanted to make it clear that they did not walk off the job; they decided to extremely modify their position for the following reason: The cabana committee felt they had no choice but to modify their role in the cabana project after the treasurer, Steve Gross made a unilateral decision to pay Pro Modeling money that had not been earned. The payment was not approved by the cabana committee and was not approved by the Board. The action taken by Steve Gross made working with Pro Modeling impossible since the committee had lost any leverage they had. We felt we had no reason to believe this would be a one-time event between Steve Gross and Pro Modeling.

Some residents miss receiving the Bee in the mail and we have lost a feeling of community because of it. It was stated by Christina that there are 465 email addresses that receive the Bee out of 489 residences. 70 to 75% of those 465 email addresses read our Bee emails. Unfortunately, we can't force residents to read the Bee.

## OLD BUSINESS

### Cabana Renovation Update

Good news, the first paving of concrete is done. The power pole will be installed on August 23<sup>rd</sup>. The ground conduit is done as well.

*August Minutes* From page 5

PG&E will hook up power a few weeks after the pole is installed. Steve Stanovcak and Steve Gross did a walkthrough with the lighting company as well as a walkthrough of the site. They saw 57 items that still need to be taken care of and gave the list to Dante at Pro Modeling. Eight out of the 57 items have been done. It seems that one person is there doing one thing at a time. When PG&E has hooked up the power, Pro Modeling will be in penalty. They need to be reminded of this fact and that we will start charging penalties. Basically, the shield they have been hiding behind disappears once PG&E is done. If there is a dispute, then arbitration is next. Lastly, on August 16<sup>th</sup> a meter tech is coming out from PG&E to install the Wi-Fi reader. Once that is done then PG&E can do the electrical hookup.

**Questions and Comments**

A member asked if the siding on the cabana is the permanent siding. The siding is what will be on the outside of the cabana. It does need a clear coat of stain every two years and is due now.

The next Meeting will be held on Zoom, Wednesday, September 6th at 7pm. The meeting adjourned at 8:50pm.

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## FGHA BOARD MEETING – September 6, 2023

*APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary*

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

Our special guests tonight to discuss the new Bermuda bridge were Leo Chow Sr., Engineer for the City of San Mateo and Stephanie Pinon, Engineer for the City of San Mateo.

The bridge was built in 1954 and is structurally and seismically deficient. The bridge needs to be updated to ensure safety for the community. The bridge project will be done in two phases based on feedback from the residents. Two phase construction prevents the temporary opening of the sound wall on Saratoga and residents will still have access to the bridge while under construction. Torque down piles will be used because of the reduced impact on nearby residents.

Before the main construction starts the City will work with PG&E to underground the power lines that are running over the bridge. This will start the summer of 2024. Phase 1 of the construction will be from April 2025 to October 2025. Phase 2 will be April 2026 to October 2026. Due to the weather and level of the creek there can be no construction on the bridge during the winter. However, between Phase 1 and Phase 2 PG&E will relocate the gas lines. This will not affect the creek. The equipment for the project will be stored in the Fiesta Meadows parking lot. It should not take up the whole lot. Our guests will return to give us updates in the future as things progress.

**August 2nd Minutes** –There was some discussion about the minutes not including some information pertinent to why the Cabana Committee modified their involvement. The minutes were tabled and will be updated and voted on next month.

**Financial /Steve Gross**

- August operating expenses \$24,400. This includes \$12,700 for lifeguard wages, payroll taxes and workers comp insurance.
- Cash in our operating account is \$90,000.
- Cash in reserve and cabana fund account is \$178,000.
- No dues were collected in August. Total collected to date is \$239,500.
- Special assessments collected in August were \$697.00. 3 Members are making monthly payments and 4 are in collections. So far \$1,366,323.00 has been collected for the special assessment.

**BOARD REPORTS****Pool Maintenance/Steve Muller**

- The pool heater is broken and will be fixed tomorrow morning and warm by Friday.

**Pool Operations/Steve Stanovcak**

- The new pool hours are Monday through Friday 4:00pm to 8pm. Saturday and Sunday hours will be 12 noon to 8pm and lap swim 11-12pm on Saturday and Sunday.
- There may be a couple of days the pool will be closed due to construction on the cabana. I will try to let people know but I don't always get a lot of advance notice.

**Civic/Rich Neve**

- Leo was great! Let me know if you would like me to invite anyone else. I'm still working on getting the Chief of Police.

**Social Director/Megan Sandoval**

- The food trucks have been a great success and will hopefully continue through the middle of October.

- A couple of apologies, Sam's truck was supposed to have two cooks and only had one. They also tried something new with ordering. They apologize to everyone. Outlaw BBQ had a few large orders which caused a shortage and would like to come back.
- Dates for the Halloween event will be finalized soon. Megan would like to have lawn signs made to recognize winners like we do with the holiday lighting contest. If anyone knows someone who can make these signs, please contact Megan.
- All minimums have been made on the food trucks except for two. One was minimal and the other will provide a gift card for the future.

#### Parks Director/Roland Bardony

- The sprinklers were broken and fixed.

#### Christina Saenz/Vice President

- Steve G. and I have been working hard on the HOA App. There will be an email sent out to vote on which artwork for the App you like.

#### President/Steve Strauss

The Board was served with a petition to recall Steve Strauss. It stated "President, Steve Strauss, fails to adhere to bylaws and engages in behavior harmful to FGHOA. Members have lost Trust and Confidence in his ability to lead our Association." Steve equates this to the police coming to your door, telling you that you committed a crime, not telling you what you did and that they don't like or trust you and you're under arrest. There would be chaos if we recalled every leader that we didn't like. This petition is a request to have a special meeting to decide if there will be a recall. Steve said he stated last month that he would not be staying another term and would step down at the end of December and that he would not put the Association through a recall election. Steve stated he would keep that promise, but not until it is determined that there will be a recall election. He stated we will do this by the book. A majority of members need to approve to have a recall election. We will schedule the special meeting for Wednesday January 24<sup>th</sup>, 2024. However, this will be a moot point as I will already have stepped down.

Steve Strauss also stated that he sent Denise Iskander an email asking her what the specifics are for her wanting to recall him and what he did to make this so personal. He did not hear back. When asked at the meeting Denise deferred to Mike Bratt.

Mike Bratt stated why some people feel Steve Strauss should be recalled.

- There have been Civil code violations, in violation of 4930A Davis-Stirling meeting agendas, not insured that the business section has what will be discussed and voted on.
- In violation of 5305, financials are shared with others than the membership.
- In violation of 5615, don't follow the timeline of Davis-Stirling.
- Bylaws are not being followed by not having 2 signatures on checks.
- Workers comp fines were kept a secret.
- It was very disheartening that Megan Sandoval was discouraged by Steve Strauss to become a member on the Board. Megan then spoke up to say that she was offered to come on the Board and work alongside the Social Director at the time, Christina Saenz, until Christina's term was up in December. Megan declined and waited to start as Social Director the first of the year. She stated that she was not discouraged. Mike Bratt apologized to Steve that he got that wrong.
- When anything comes up negative about the Treasurer Steve Gross, Mike feels that Steve Strauss should not be involved due to his close friendship with Steve Gross.
- Some members feel that Steve Strauss can be adversarial when confronted with things he doesn't agree with and will talk over people, which is not Presidential.
- The treasurer gets nothing but praise from Steve Strauss even if there is controversy.

Mike and others feel they have justifiable cause to recall Steve Strauss. Mike also felt that when he went out to get signatures for the recall that many people felt there might be retribution from the Board if they signed.

Some members brought it up again that Steve Strauss said he would step down and not cause the membership to spend money on a recall. So why not step down now.

#### Steve Strauss

- Regarding the New Business issue. 99% of items that are brought up happen during the meeting and we don't know ahead of time.
- The treasurer's report has always been done this way.
- The dues increase was done by the book.
- When calling me adversarial are you saying I can't defend myself when someone says controversial things about me.
- Steve Strauss reiterated that it's okay for everyone to have their own opinions and that he said he would step down before he would put the Membership through a recall and stated that he would be stepping down January 1<sup>st</sup> and he is sticking to his word.

*Continued on page 8*

## *September Minutes* From page 7

### NEW BUSINESS

Some residents brought up the idea that we might look into hiring an outside manager and treasurer. Other members said that a change in our current structure will cost us all more money. Steve Stanovcak reminded everyone that we do have an attorney that helps us out. Christina Saenz also stated that our App will be up and running soon and will be helpful in different areas.

Denise Iskander stated that due to Steve Strauss and Steve Gross's friendship that Steve Strauss should not sign checks. Steve Strauss stated he would not sign anything that didn't get approved by others and until his term is up or he is recalled he is still the President and will continue to sign checks when needed.

There were some questions regarding the \$32,000 fine that was incurred. Some Members would like proof that it was paid for by Steve Gross. Some have looked online, and it doesn't show that the fine has been paid. Members also stated that satisfaction of judgement can take six months or more to show that it was paid. Rich Neve said he was surprised that the Board was not aware of the fine at the time and was concerned. He also stated that Steve Gross has done a great job as Treasurer and has brought in \$300,000 in past dues and puts in more hours than he is paid for. Some residents asked why an attorney was not consulted at the time we received notice of the issue, yet the Board consulted our attorney regarding the recall petition. The Board acknowledged they did contact the attorney regarding the petition because they needed to know how to handle the situation. The rules say this petition states that this group wants a meeting to decide if we will have a recall.

Some Members feel that Steve Gross should be reimbursed the \$32,000 that he paid. Steve Gross stated that he paid the fine online and will provide the Board with the proof. There was no decision on whether Steve Gross would get reimbursed.

There were members that expressed their thanks to the Board for all the work they do.

The Special Meeting for recall election will be January 24, 2024. A majority of the membership must vote yes for a recall election to go forward.

### OLD BUSINESS

#### Cabana Renovation Update

- On September 13<sup>th</sup> PG&E will install our permanent power.
- The sod was put in and has died it will be replaced.
- The construction fence was taken down. We will be asking Pro Modeling why the fence was taken down and that they need to put up another barrier for safety reasons.
- The bricks are looking great! We may see if we can do another round of bricks for people to purchase.

#### Questions and Comments

We will need new Board Members soon and there was a question regarding whether the Board has done anything about writing up the roles of each Board Member. Board members are working on it and Steve Stanovcak is collecting the information.

The next Meeting will be held on Zoom, Wednesday, October 4<sup>th</sup>, 7pm. The meeting was adjourned at 9:15pm.

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## FGHA Deductive BOARD MEETING – November 13, 2023

*Minutes, Respectfully Submitted, Pam Miller, Secretary*

A special board meeting was held on Monday, November 13<sup>th</sup> at 8:00pm to discuss whether we need to make another deductive order, via Zoom. The meeting was called to order by Christina Saenz – Vice President and acting President, at 8:03 PM. Board Members in attendance were Steve Stanovcak – Pool Operations, Rich Neve - Civics Director, Roland Bardony - Parks Director, Megan Sandoval - Social Director, and Christina Saenz - Vice President.

### Do We Need Another Deductive Change Order with Pro Modeling

There are two different schools of thought regarding if it is necessary to do another deductive change order. The amount in question totals \$44,785.36

#### Steve Gross-Treasurer

Steve Gross feels that there is no need to do another deductive change order with Pro Modeling and presented the balance sheet to show where the items in question were accounted for in the books. He also explained the double entry system used in our accounting books. The \$44,785.36 was deducted from payments that we made to Pro Modeling. Basically, we deducted what Pro Modeling owed us from what we paid him. Pro Modeling agrees with what is shown in the books. We are all in sync. If we do a deductive change order, then our books will not balance.



**Joe Almiratearana – Construction Manager**

Joe feels that we do need to make another deductive change order for \$44,785.36 with Pro Modeling. We have a legally binding contract with Pro Modeling, and we need to make sure that everything is accounted for in the contract. It is common to make changes plus or minus to contracts. Having change orders protects us and Pro Modeling. We need to have the deductive change order to make sure we get paid back for items we paid for that were originally in the contract as something Pro Modeling was going to pay for. We need to make sure that Pro Modeling doesn't come back to us in the end and say we owe them this money because it is still shown in their contract because we didn't have it deducted. When there is a change in the scope of work there needs to be a change order to the contract.

**Discussion**

Most people could see both sides. It seems that Steve wants the accounting books to balance, and Joe wants the contract to balance. How do we solve this? It was discussed that we had already done a \$70,000 deductive order in June and that it should have included the \$44,785.36 which would have been a total of \$118,705.36. Steve explained it was done without the extra money because the books would not have balanced if it had been done. Some members asked if we could have Pro Modeling sign something to say that we paid him in full. Joe said that a change order accomplishes that rather than going back to an email or a separate contract that was signed which wouldn't stand up if challenged. It needs to be in the original contract. The members basically want us to be protected from the contractor coming back to us saying that we owe him \$44,785.36. It was pointed out that the books that Steve G. has kept are very accurate and everything is accounted for. A member pointed out that basically Steve Gross has already accounted for the \$44,785.36 in his books and now we need to account for it in the contract with Pro Modeling to protect ourselves. Most people agreed that we need to do the deductive change order to the contract with Pro Modeling.

On a motion made by Rich Neve and seconded by Roland Bardony and approved by all board members it was decided to do a deductive change order in the amount of \$44,785.36 to the contract with Pro Modeling.

Steve Stanovcak stated that there will be some decisions that need to be made before this is over and asked Joe to meet with him. Joe Almiratearana said he would meet with Steve and go through the cabana.

Meeting was adjourned at 9:38pm.

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## FGHA BOARD RESPONSE TO RECALL PETITIONERS REPRESENTATIVES

*As read by Richard Neve on behalf of the Board*

In response to a continuous campaign by three FGHA residents (the "recall petitioners' representatives") both our President and Treasurer have resigned their posts. While the board agrees there have been concerns regarding certain actions of Strauss and Gross, the board believes both have always acted in the best interests of the Association, have brought tremendous value to the Association and we support them fully. Gross has indicated that he is willing to stay on until we find a new treasurer, which we are grateful for as we need to continue to pay the bills and chase out debtors without incurring additional fees to hire external consultants.

The ongoing campaign by the recall petitioners has created a hostile environment and has become very personal - including direct public attacks during a board meeting as well as on social media. This behavior is unacceptable. Accusations have been leveled at both Strauss and Gross many of which come without specific examples of actions and dates or times. While this is an HOA, and therefore governed by the Davis-Stirling Act, my experience is that the HOA has always been run in a relaxed format allowing free engagement between the members and the board as is the Fiesta Gardens way. I have never experienced any "back room deals" or "hidden agendas" from anyone serving on the Board or those who support Board operations. However, we have three FGHA members who are demanding we follow all guidelines to the letter. As a result, the last meeting was cancelled as we unfortunately did not get the agenda published within four days of the Board meeting. Moving forward we plan to follow David-Stirling to the letter, which may result in a more rigid and less personable format.

I will now read to you the letter received from Mike Bratt, Valerie Acker, and Denise Iskander (the "recall petitioners' representatives") that resulted in our President and treasurer resigning:

*Continued on page 10*

*Board Response From page 9*

## FGHA Board of Directors

We the recall petitioners representatives having looked at the notification requirements for the recall meeting are informing the Board that the entire membership was not notified by September 21 2023 as required by the Davis Sterling Act recall date selection section.

Corporation code 7511(c) grants the petitioners the right to set the recall meeting to a date of our choosing. The question is under what circumstances would the recall petitioner's choose not to have the meeting before Dec 31, 2023

The following are our grievances that are compelling the petitioners to recall Steve Strauss and remove him from the FGHA Board of Directors before his term is up on Dec. 31 2023

1. Allowing the treasurer Steve Gross to undermine the four Cabana Committee members by not enforcing the two signature bylaw requirements on all checks written from the FGHA accounts.
2. Not supporting the four Cabana committee members after the February 2023 promodeling payment fiasco. The President chose to listen to the treasurer's misrepresentations concerning promodeling and Joseph's interactions, and then he supported his friend instead of supporting the Cabana committee.
3. Falsely characterizing the four Cabana committee members' work modification as walking off the job in an attempt to destroy our reputations with the membership.
4. Not enforcing the two signature bylaw requirements since hiring Steve Gross as treasurer. This eliminated the the checks and balances on the treasurers use of the associations funds
5. Allowing meeting agendas to violate civil code 4930 (a) by allowing discussions not on the agenda to occur, and when the Board votes on items not on the agenda.
6. Keeping the workman's compensation insurance issue a secret from the board since 2018.
7. Keeping the Workman's compensation legal judgment and Liens of \$32000.00 a secret from the Board since 2021.
8. A willingness to reimburse the treasurer Steve Gross \$32000.00 that the treasure claims he paid from his own funds for the workmans compensation legal judgment. The President has stated he does not feel proof of payment is necessary before the reimbursement is made. The membership deserves proof of payment, and proof it came from the treasurers personal funds, and not from the associations accounts.
9. What can only be characterized as hostile attacks of members who question the Boards actions at monthly board meetings. A well informed membership has every right to bring actions taken by the Board that they feel are inappropriate to the Board's attention without fear of being yelled at during the meeting.
10. Not meeting his fiduciary responsibility with his unwavering support of the treasurer no matter how detrimental the treasury's actions are for the association.

In conclusion we are demanding the following issues be rectified before the December Board meeting to eliminate the need for a special recall meeting before December 31 2023.

1. Implement the deductive order voted on, and approved by the Board in June 2023. Ask Joseph Almirantearena to write a proper deductive order making it current and inclusive of all materials paid for by the FGHA membership on behalf of Promodeling which were contractually Promodelings to provide. All materials Promodeling has provided which does not meet the approved plan specifications
2. Ensure from this point onward that Promodeling will have to meet all contractual obligations, and meet all approved plan specifications. NO cutting corners just to get the project done by December 31 2023 which is only a drop dead date for Steve Strauss, but may not be a benefit to getting the project we all paid \$2400.00 for.
3. Steve Strauss will under NO circumstances be a member of the FGHA Board of Directors, or an officer of the Board after December 31 2023 for a period of two years as set in the bylaws.
4. Make Steve Stanocak, and/or Joseph Almirantearena the second check signers for all remaining checks due to Promodeling. This is to occur immediately and the treasurer will not be allowed to issue any checks for the project without one of the two signatures(Steve Strauss not allowed). The FGHA Board will hold Steve Gross the treasurer financially responsible for violating this Board directive. This issue can be added to the Nov. Agenda as an emergency item.
5. Agenda for all upcoming meetings will meet and follow Civil Code 4930(a) to the letter.

The Civil codes and bylaws are in place to protect the membership from improper actions by Boards of Directors. Not enforcing the civil codes and the bylaws disrespects the membership that need to be informed and protected.

Sincerely

The recall petitioners representatives  
Mike Bratt, Valerie Acker, Denise Iskander

We want to address the items in this letter.

**Regarding the recall.** While this is now moot, the petitioners in fact had no standing to demand a recall. Under Davis-Stirling it is acknowledged that the bar for signatures is very low for a recall and thus open to abuse. To avoid abusive recall petitions associations can take steps to limit recalls. One reasonable restriction laid out in the California elections code states that a recall cannot be started if the officer's term ends within six months or less, which is the case here. However, Strauss has decided that he does not want the continued campaign against him to further disrupt the Association and has graciously stepped aside.

Regarding the grievances outlined:

1. **Not enforcing the two-signature bylaw.** The bylaws do state a two-signature requirement on operational and reserve accounts. It is a fact that, since before Gross took on the treasurer roll, two signatures were never enforced for payments. At a recent Board meeting we voted to require checks of >\$10,000 to require two signatures. Since requiring two signatures on every payment the Association makes is just not feasible and will bring undue burden on the Board members, the Board needs to review this bylaw and see if an amendment is needed.
2. **Not supporting the cabana committee members over the payments incident.** All Board members reviewed this and believed

*Continued on page 12*

## *Board Response* From page 11

that Gross' actions were in the best interests of the Association. The relationship between the cabana committee and the contractor were becoming very adversarial and the contractor had stopped work. This was viewed as a business decision. Yes, this could have been raised to the Board for arbitration, but actions on all sides were seen as lacking.

3. **False characterization of the actions of the cabana committee.** In the eyes of the Board, the cabana committee withdrew from their day-to-day operations with the contractor after Gross made a payment not authorized by the cabana committee to the contractor. This responsibility has now been put back onto the Board - thanks in particular to Stanovcak for shouldering the majority of this burden along with the support of Roland and Gross. The Board has reviewed the incident and frankly we can't understand why the cabana committee could not resolve this issue without walking away from their full duties.
4. **Two signature requirement** already addressed above.
5. **Voting on non-agenda items.** No specific incidents were given, so it is hard to substantiate this claim. In my 15+ years attending Board meetings I believe I have seen several incidents of this occurring without prior complaint. It is wrong and this will not happen again.
6. **Keeping workman's compensation a secret.** This matter is over. This was litigated at a previous Board meeting. The Board expressed their displeasure and frustration at not being informed at the time. Gross did something I think no one else would have done short of being sued; he paid the fine out of his own funds. He admitted he made a mistake and took responsibility. I have seen proof of payment for the full amount of \$32,000. We do not believe there was anything but poor judgement and communication. This is a lesson learned and all Board members and paid employees are aware of expectations moving forward.
7. **A willingness to reimburse Gross for these payments.** Proof of payment has been shown. You can also direct this accusation at me as well, as I believe firmly that Gross should be reimbursed as this is the right thing to do.
8. **Hostile attacks on members at Board meetings.** Again, there are no specific examples given so this is hard to comment on. However, it is somewhat ironic given the direct personal attack from one of the letter's authors at the August Board meeting.
9. **Unwavering support of the Treasurer.** Why wouldn't he? The Treasurer has the full support of the entire Board. Remember, both Strauss and Gross have had a huge positive impact on the Association. They have served for a long time when no one else stepped up. More than \$300,000 in unpaid assessments have been recouped for the Association. A new accounting system is being installed. A new cabana is nearly complete. Operations across the Board have run smoothly. Bills have been paid on time. An audit was completed at the request of Valerie Acker. Both Strauss and Gross have worked tirelessly for the Association – and we don't think they should be universally condemned for mistakes they have owned up to and resulted in no actual harm to the Association

A separate demand letter was sent to the Board members. Here is our response to these demands:

1. We will not pay for any work not performed by the contractor. Gross is available to discuss all details of any remaining payments / deductive orders with Joe A.
2. We will ensure that the contractor will meet all his obligations.
3. One demand was that Strauss should not be a Board member within two years of leaving the Board. We could not find any provision in our Bylaws stating that. If anyone has that information, please email it to me.
4. Make Stanovcak and/or Joseph A. co-signers on checks to the contractor. Only elected Board members may co-sign checks and that will be done on an as-needed and availability case. The previously Board agreement that only checks above \$10,000 be co-signed will stand. The Treasurer retains the power to sign all other checks.
5. Agendas will meet the relevant codes.

So where are we now?

I am sure everyone got the hand-written request for new Board members a few weeks ago. So far none of the Board has received any volunteer requests. It has been this way for years. Many of us have been on the Board for years. We need to find a new President ASAP (none of the current Board members want this position).

In addition, the recent barrage of complaints, insults, and demands has frankly left the Board scratching their heads and upset at the lack of humanity. In addition to the loss of the President and Treasurer, one more member of the Board will be leaving at the end of the year because they "didn't sign up for this", meaning the acrimony brought by these three residents. Every Board member has now expressed an interest in leaving the Board because it is one thing to give up your personal time to help out your neighbors, but an entirely other thing to receive such abuse for those efforts. The only reason you still have a core of Board members is because they are of a character that won't walk away from an important job when faced with adversity. However, if others were to step up, we will step aside. That's where we are.

The implications of not having a Board are terrible. Bills will not be paid, the cabana, pool and playground operations will cease as we will forfeit our insurance. The Association will likely go into receivership to run the Association which could cost up to \$250 per hour in fees. All costs will be passed on to the residents. If in receivership, this will be terrible for potential lenders and homebuyers and may directly affect your home prices.

We also have no one identified as a new Treasurer. If we can't find an individual, then we will have to hire a company. So far, we know this will cost at least \$40,000 per year. This will be a minimum increase per household of about \$100. It may be more as other running costs are increasing with inflation. Our current Treasurer rate is just \$1000 per month so we are looking at a 3-4 fold increase in those costs alone. This is a real impact that will be felt in the pockets of every member in Fiesta Gardens.

We will now take questions.

**Fiesta Gardens Homes Association  
Monthly Board Meeting Agenda  
Wednesday, December 6, 2023  
7:00 PM**

1. Call to Order
2. Conversation and questions with Chief of Police, Ed Barberini
3. Reading and Approval of Minutes
4. Financial Report – Steve Gross
5. Board Reports:
  - a. Civic – Rich Neve
  - b. Social – Megan Sandoval
  - c. Parks – Roland Bardony
  - d. Pool Maintenance – Steve Muller
  - e. Pool Operations – Steve Stanovcak
  - f. Vice President – Christina Saenz
  - g. President – *vacant*
6. New Business
7. Old Business
  - a. 2024 Board of Directors; Open board positions and non-board positions
8. Questions and Comments
9. Adjournment/Break into Executive Session if needed.

**Fiesta Gardens Homes Association Inc.  
Income & Expense Statement  
Operating Fund  
October 31, 2023**

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
<b>INCOME</b>							
<u>Operating Revenue</u>							
	0.00	0.00	Regular Assessments	239,528.00	242,352.00	(2,824.00)	242,352.00
60.00	90.00	(30.00)	Bee Ads	600.00	900.00	(300.00)	1,080.00
	0.00	0.00	Swim School	18,560.00	16,000.00	2,560.00	16,000.00
893.55	0.00	893.55	Guest Passes	893.55	900.00	(6.45)	900.00
-300.00		(300.00)	Pool Party	4,460.00	12,500.00	(8,040.00)	12,500.00
653.55	90.00	563.55	<b>Subtotal</b>	<b>284,041.55</b>	<b>272,652.00</b>	<b>(8,610.45)</b>	<b>272,832.00</b>
<u>Interest, Late Charges, Collection Fees</u>							
8.20	20.83	(12.63)	Interest Inc - Operating Fund	1,153.23	208.33	944.90	250.00
297.49	83.33	214.16	Interest Inc - Repl. Res. Fund	5,149.42	833.33	4,316.09	1,000.00
	0.00	0.00	Late Charges	1,537.00	833.33	703.67	1,000.00
34.85		34.85	Misc Income - Copy Bank Statements	34.85		34.85	
352.50		352.50	Collection Charges	2,243.55		2,243.55	
893.04	104.17	588.87	<b>Subtotal</b>	<b>10,118.05</b>	<b>1,875.00</b>	<b>8,243.05</b>	<b>2,250.00</b>
<b>\$ 1,346.59</b>	<b>\$ 194.17</b>	<b>\$ 1,152.42</b>	<b>Total Income</b>	<b>\$ 274,159.60</b>	<b>\$ 274,527.00</b>	<b>-\$ 367.40</b>	<b>\$ 275,082.00</b>

<b>EXPENSES</b>							
<u>Lifeguard Expense</u>							
1,447.75	10,909.09	9,461.34	Lifeguards	54,449.52	60,000.00	5,550.48	60,000.00
432.16	375.00	(57.16)	Insurance Exp - W/C	4,423.69	3,750.00	(673.69)	4,500.00
142.59	1,090.91	948.32	Payroll Taxes	5,315.03	6,000.00	684.97	6,000.00
272.00	318.18	46.18	Payroll Service	1,517.00	1,037.50	(479.50)	1,750.00
2,294.50	12,693.18	10,398.68	<b>Subtotal</b>	<b>65,705.24</b>	<b>70,787.50</b>	<b>5,082.26</b>	<b>72,250.00</b>
<u>Pool Expense</u>							
1,200.00	1,100.00	(100.00)	Pool & Spa - Monthly Service	9,750.00	11,000.00	1,250.00	13,200.00
1,275.42	625.00	(650.42)	Pool & Spa - Chemicals	4,251.44	6,250.00	1,998.56	7,500.00
	375.00	375.00	Pool & Spa - Repairs	29,393.51	3,750.00	(25,643.51)	4,500.00
	250.00	250.00	Pool & Spa - Supplies	4,005.97	2,500.00	(1,505.97)	3,000.00
	70.83	70.83	Wristbands	788.78	708.33	(80.45)	850.00
2,475.42	2,420.83	-54.59	<b>Subtotal</b>	<b>48,189.70</b>	<b>24,208.33</b>	<b>-23,981.37</b>	<b>29,050.00</b>
<u>Park Expense</u>							
850.00	850.00	0.00	Landscape-Contract	6,337.50	6,500.00	162.50	7,800.00
2,566.00	500.00	(2,066.00)	Common Area - Maintenance	9,897.96	5,000.00	(4,897.96)	6,000.00
	50.00	50.00	Pest Control	492.98	500.00	7.02	600.00
			Cabana Supplies and Equipment	1,985.75	0.00	(1,985.75)	
	83.33	83.33	Tennis Court- Service & Repair	6,739.02	833.33	(5,905.69)	1,000.00
3,216.00	1,283.33	-1,932.67	<b>Subtotal</b>	<b>25,453.21</b>	<b>12,833.33</b>	<b>-12,619.88</b>	<b>15,400.00</b>
<u>Utilities</u>							
1,099.99	708.33	(391.66)	Gas	3,671.74	7,083.33	3,411.59	8,500.00
1,693.07	1,250.00	(443.07)	Electricity	8,317.77	12,500.00	4,182.23	15,000.00
182.93	208.33	15.40	Refuse	2,064.06	2,083.33	19.27	2,500.00
227.21	250.00	22.79	Telephone & Internet	2,735.70	2,500.00	(235.70)	3,000.00
2,458.34	1,666.67	(791.67)	Water	16,740.46	16,666.67	(73.79)	20,000.00
5,871.54	4,083.33	-1,588.21	<b>Subtotal</b>	<b>33,529.73</b>	<b>40,833.33</b>	<b>7,303.60</b>	<b>49,000.00</b>

**Fiesta Gardens Homes Association Inc.  
Income & Expense Statement  
Operating Fund  
October 31, 2023**

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
<u>Administrative Expenses</u>							
	2,590.00	2,590.00	Audit & Tax Preparation	2,590.00	2,590.00	0.00	2,500.00
	8.33	8.33	Civic Expenses	199.00	83.33	(115.67)	100.00
	83.33	83.33	Collection Expenses	0.00	833.33	833.33	1,000.00
299.67	333.33	33.66	D & O Ins. Expense	2,988.35	3,333.33	344.98	4,000.00
1,105.25	1,458.33	353.08	Insurance Expense	12,923.45	14,583.33	1,659.88	17,500.00
24.81	62.50	37.69	Mailings, Postage & Copies	283.31	625.00	341.69	750.00
1,841.93	416.67	(1,425.26)	Meeting Expenses/Social Functions	3,522.17	4,166.67	644.50	5,000.00
425.00	425.00	0.00	Newsletter Editor	4,250.00	4,250.00	0.00	5,100.00
39.73	37.50	(2.23)	Newsletter Postage/ Printing	201.17	375.00	173.83	450.00
221.85	208.33	(13.52)	Office Supplies	2,489.91	2,083.33	(406.58)	2,500.00
1.79	158.33	156.54	Payment Processing Fees	1,746.65	1,583.33	(163.32)	1,900.00
20.00	83.33	83.33	Permits & License	1,016.00	833.33	(182.67)	1,000.00
5,442.62	416.67	(5,025.95)	Professional Services	18,085.58	4,166.67	(13,918.89)	5,000.00
	833.33	833.33	Reserve Study	0.00	8,333.33	8,333.33	10,000.00
300.00	300.00	0.00	Secretary	3,000.00	3,000.00	0.00	3,600.00
	41.67	41.67	Taxes - Income	1,547.00	416.67	(1,130.33)	500.00
	1,666.67	1,666.67	Taxes - Property	5,163.90	16,666.67	11,502.77	20,000.00
1,000.00	1,000.00	0.00	Treasurer	10,000.00	10,000.00	0.00	12,000.00
	25.00	25.00	Web Site	0.00	250.00	250.00	300.00
10,722.65	10,148.33	-574.32	<b>Subtotal</b>	<b>70,006.47</b>	<b>78,173.33</b>	<b>8,166.86</b>	<b>93,200.00</b>
<b>\$ 24,380.11</b>	<b>\$ 30,629.02</b>	<b>\$ 6,248.91</b>	<b>Total Expenses</b>	<b>\$ 242,884.35</b>	<b>\$ 226,835.83</b>	<b>-\$ 16,048.52</b>	<b>\$ 258,900.00</b>
<b>-\$ 23,033.52</b>	<b>-\$ 30,434.85</b>	<b>\$ 7,401.33</b>	<b>Net Income</b>	<b>\$ 31,275.25</b>	<b>\$ 47,691.17</b>	<b>-\$ 16,415.92</b>	<b>\$ 16,182.00</b>

**Income & Expense Statement  
Cabana Rebuild  
October 31, 2023**

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
<b>INCOME</b>							
100.00		100.00	Special Assessments	1,366,700.00	1,300,000.00	66,700.00	1,300,000.00
		0.00	Brick Fundraiser	27,175.00		27,175.00	
<b>\$ 100.00</b>	<b>\$ 0.00</b>	<b>\$ 100.00</b>	<b>Total Income</b>	<b>\$ 1,393,875.00</b>	<b>\$ 1,300,000.00</b>	<b>\$ 93,875.00</b>	<b>\$ 1,300,000.00</b>
<b>\$ 100.00</b>	<b>\$ 0.00</b>	<b>\$ 100.00</b>	<b>Gross Profit</b>	<b>\$ 1,393,875.00</b>	<b>\$ 1,300,000.00</b>	<b>\$ 93,875.00</b>	<b>\$ 1,300,000.00</b>
<b>EXPENSES</b>							
43,830.30		(43,830.30)	Cabana Rebuild - Contract	1,454,028.97	1,454,028.97	0.00	1,467,960.00
		0.00	Cabana Rebuild - Allowance Items	132,103.23	70,000.00	(62,103.23)	70,000.00
		0.00	Cabana Rebuild - Other Expenses	123,354.77	60,250.00	(63,104.77)	60,250.00
		0.00	Permits and Fees	30,038.07	30,000.00	(38.07)	30,000.00
		0.00	Payment Processing Fees	12,542.54	13,000.00	457.46	13,000.00
	0.00	0.00	Brick Fundraiser Expenses	4,514.31	0.00	(4,514.31)	
<b>\$ 43,830.30</b>	<b>\$ 0.00</b>	<b>-\$ 43,830.30</b>	<b>Total Expenses</b>	<b>\$ 1,756,581.89</b>	<b>\$ 1,627,278.97</b>	<b>-\$ 129,302.92</b>	<b>\$ 1,641,210.00</b>
<b>-\$ 43,730.30</b>	<b>\$ 0.00</b>	<b>-\$ 43,730.30</b>	<b>Net Income</b>	<b>-\$ 362,706.89</b>	<b>-\$ 327,278.97</b>	<b>-\$ 35,427.92</b>	<b>-\$ 341,210.00</b>

**Fiesta Gardens Homes Association Inc.**  
**Balance Sheet**  
 As of October 31, 2023

ASSETS	
<b>CURRENT ASSETS</b>	
Cash - Operating Fund	\$ 26,993.14
Cash - Reserve Fund	\$ 134,428.90
Accounts Receivable	\$ 9,677.00
Accounts In Collection	\$ 21,164.80
Construction Refundable Deposit	\$ 10,000.00
Due From Contractor	\$ 8,695.93
Other Current Assets	\$ 9,984.40
<b>TOTAL CURRENT ASSETS</b>	<b>\$ 220,944.17</b>
 <b>FIXED ASSETS</b>	
New Cabana Costs to Date	\$ 1,739,525.04
HOA All in One Property Management System	\$ 5,525.00
<b>TOTAL FIXED ASSETS</b>	<b>\$ 1,745,050.04</b>
 <b>TOTAL ASSETS</b>	<b>\$ 1,965,994.21</b>
LIABILITIES AND FUND BALANCE	
<b>LIABILITIES</b>	
Accounts Payable	6,972.33
Payroll Liabilities	383.95
Construction Contract Retention Payable	28,673.47
<b>TOTAL LIABILITIES</b>	<b>\$ 36,009.75</b>
 <b>FUND BALANCE</b>	
Current Year Net Income/Loss	1,892,884.36
<b>TOTAL FUND BALANCE</b>	<b>\$ 37,100.10</b>
 <b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 1,965,994.21</b>





REALTOR®, EPRO, SFR, RCS-D ~ Top Listing Agent in Fiesta Gardens!

Coldwell Banker International President's Circle



# HAPPY HOLIDAYS!



Thank you to everyone that participated in my pie giveaway. Congratulations to the following winners! I encourage everyone to try the new Dulzura Café. Their treats are wonderful and it is great to have such an asset in our neighborhood.

Darcie Russ	Lana Fenech	Al Fisher	Jody McAllister	Phil Philipopoulos
Karen Lesco	Floyd Linayao	Belen Pantoja	Nancy Kucharik	Piera Rivasplata
Anthony Cortese	Linda Yates	Karen Sid	Jaclyn Naves	Raquel Cano
Maureen Pfeffer	Diane Smith	Michael Siver	Lori Davis	Adrian Brockmeyer

## ONE WARM COAT DRIVE- MARK YOUR CALENDARS!

Join my One Warm Coat drive at my place this Sunday, December 10th, from 12:00 PM to 3:00 PM. Please bring new or gently worn, clean coats. Each donated coat earns you a chance to win a \$100 Visa Gift Card. Enjoy giveaways, hot apple cider, cookies, and music! Help us reach our goal of collecting 50 coats. Your participation matters. Let's spread warmth this holiday season! Visit [www.sellpeninsulahomes.com/One-Warm-Coat-Drive](http://www.sellpeninsulahomes.com/One-Warm-Coat-Drive) for updates.

Warmest Wishes,  
David Martin



**Have extra coats in your closet?**

**Donate them!**

**SellPeninsulaHomes.com**

is collecting clean, gently worn, and new coats during our One Warm Coat drive.

Also Needed – Large Sizes, Scarves and Blankets!

Donations will be accepted:

**768 Fiesta Drive**

**December 10<sup>th</sup> – 12:00PM to 3:00PM**

Learn more at

[www.sellpeninsulahomes.com/One-Warm-Coat-Drive](http://www.sellpeninsulahomes.com/One-Warm-Coat-Drive)

Donated coats will be distributed within the Bay Area!



**One Warm Coat®**

1427 Chapin Ave, Burlingame, CA 94010 | 650.743.2398 | [David@SellPeninsulaHomes.com](mailto:David@SellPeninsulaHomes.com)



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