

PV Monaco Homeowners Association

Board of Director Meeting | April 26, 2017

Meeting Minutes

Directors Present

The meeting was called to order at 7:10 pm by President Carol MacAllister. Board Member Tim Weiner hosted the meeting at his home on Le Blanc Place. Carol and John MacAllister, Bill Dytrt, Mary Clarke, Greg Royston, John Lassiter, Dave Jankowski, Mary Ross, and Tim Weiner were in attendance. Minutes from the January meeting were emailed to the Board members before the meeting and were approved.

Treasurer's Report

John MacAllister reported that cash balances as of April 26, 2017, were \$19,753.87. There were no material expenses anticipated in the future save for Directors' E&O insurance that is due for renewal in June.

Architectural Report

John Henebry was unable to attend the meeting but met with Carol and John MacAllister regarding the Sachar hedge/trees view obstruction issue that was introduced to the Board by Mr. and Mrs. Sachar at the January meeting. John M. reported that the Sachar's had removed palm and other trees on their property. Meanwhile, the neighbors have retained legal counsel and were contacted by the City regarding the hedge's positioning in the setback. The neighbors trimmed the lower portion of the offending hedge and it now complies with the City's statutes regarding "trees" versus hedges. The Board, acting as the Architecture Committee voted to notify the Sachar's neighbors that, in the Committee's opinion, the hedge did not conform with CC&R section 2(e). It was also recommended that our notification letter make passing reference to our belief that the plantings are inconsistent with the City's setback requirement.

Landscaping Report

Bill Dytrt reported there were a few plantings that need to be done to keep the monuments looking in good order. Our landscaper will soon be planting the four monuments.

Neighborhood Watch

Mary Ross reported we have had 12 Crime Watches or Bulletins and that she would be meeting with the Monaco Block Captains in June. Carol brought up the topic of Neighborhood Watch membership and how most people are unaware of when they should pay. Carol proposed that we add \$5 to our current homeowner dues of \$75 so that membership in Neighborhood Watch would be yearly. She also proposed that those who do not wish to be a member could opt out and just pay the \$75 dues.

CHOA Report

Greg Royston reported on the City's surveillance camera and Ring.com programs as reported and discussed at the latest CHOA meeting. It was Greg's suggestion that we continue to follow the City's programs as they evolve in hopes that the City might take on a greater share of the cost of installation and maintenance or offer a leasing program to minimize the initial outlay. Greg also reported that the City has passed a new ordinance regarding the property line walls along Hawthorne Boulevard. The City intends to police the condition of these arterial walls and, where warranted because of complete destruction, request homeowners to rebuild the walls. Where appropriate, new wall construction will be measured against retaining, rather than decorative, building code standards. The Board suggested that we notify Monaco homeowners with property along Hawthorne Boulevard of the new statute. John MacAllister will prepare a list of these homeowners and send a letter.

Updates

Carol had a phone conference with web designer Melinda Claire to talk about more changes to the new Monaco website. When it's completed, she will send the new web address to the Board and ask for their thoughts on the website.

Carol reported on the "NO Parking on Street Cleaning Days" pilot program. The City will put up signs throughout Monaco that says no parking on the first and third Fridays between 10:00 – 2:00. Since this is a pilot program with the intent to educate the residents, there will be no citations given for not obeying the signs during this period. Lauren Ramezani, a contact person for the program, was unable to give Carol a date when the signs would appear. The update on the Hawthorne Blvd. Pedestrian Linkage project was that the program is now fully funded, a contractor has been selected and contract negotiations should be complete by the end of May 2017. The project should last 6 weeks and will involve traffic snarls from time to time. John M. reported the latest on the peafowl issue. He sent a letter to the City requesting that Monaco's flock of peafowl be included in the upcoming census. So far, no response has been received from the Community Development Department.

Moving Forward/In closing

President Carol asked that the Board think about guest speakers for the Annual Meeting in September. Greg suggested that we invite an attorney, one he had heard at a recent CHOA meeting, come and talk about Monaco By-Laws and CC&Rs updating. He also suggested that this attorney talks to the Board at the next meeting.

Next Meeting will be on July 26 at 7:00 pm at Carol and John's home. The meeting adjourned at 8:30 pm.

Respectfully Submitted,
Carol MacAllister