

# PV Monaco Homeowners Association

Board of Director Meeting | August 8, 2018

## Meeting Minutes

### Directors Present

Carol and John MacAllister, Bill and Francoise Dytrt, Mary Ross, Dave Jankowski, John Lassiter, and Denise Klassy. The meeting was hosted by the Carol and John MacAllister in their home on Marne Drive. President Carol MacAllister called the meeting to order at 7:00 and welcomed everyone. The April minutes were emailed to the board members prior to the meeting. Carol requested approval of the minutes. Mary Ross asked for clarification of Xavier's pay from \$400-\$450 and John reported that the increase was already in place. The minutes were approved.

### Treasurer's Report

John MacAllister reported that the Monaco HOA cash reserves totaled \$14,313.10 YTD and that by the end of September we will have \$12,500 in reserves after irrigation and gardening expenses.

### Landscaping Report

Dave reported that the sidewalk edge near Vallon Drive had been replanted by Xavier with ice plant. John MacAllister handed out photos showing a utility vault that was exposed and had been quickly repaired by Public Works. John offered to write a thank you note to Public Works. A broken valve on Vallon Drive was also repaired. It was noted that the valve failure had caused higher than usual water usage for June. We will continue to monitor the landscaped area on La Croix. Carol had a question regarding lights the monument on Rhone and Hawthorne being replaced with LEDs; they have been as a result of the City's new Hawthorne sidewalk project.

John MacAllister distributed a foliage analysis indicating palm trees at 6611 Vallon are in violation of the City's height requirement. Since the city maintains the palm trees in question, we aren't clear why a building permit for a nearby

property is being held up pursuant to trimming the crowns of the trees. After a discussion as to what the HOA's responsibility is, John agreed to write a letter addressing the issue to the City and will speak with Michael, the contact person for Rise Property Solutions, LLC, owner of the property.

### **Membership Report**

Francoise reported that there is one house for sale and that another closed escrow since the last meeting.

### **Neighborhood Report**

Mary Ross reported that 20 people attended the Neighborhood Watch Night Out meeting on August 8, 2018. Two detectives from the Lomita Sheriffs Department were there. Surveillance cameras situated at the HOA's four entrances were discussed but dismissed due to high cost. We were reminded to call the Sheriff at 310-539-1661 to report any unusual activity.

### **Old Business**

Regarding the California Water Service request that we install six backflow prevention devices for the six water meters used to irrigate the landscaping at Monaco's four entrances, John M. gave us handouts with three bids. The lowest bid came from A-A Backflow Testing and Maintenance for \$7,317 with a quote of \$59.95 per location for annual maintenance. The other two bids were from Bob and Mark Plumbing for \$12,680 including cages (which aren't necessary) and \$125 annually for maintenance and Bevco Mechanical Services for \$14,000. It was decided that we will contract with A-A Backflow.

John has told CWS we are looking into it and, when he next speaks with them, he will propose to do 2 backflows per year. John M. handed out two-budget analysis, one with the backflow installation and one without.

The Board discussed possible speakers for the Annual Meeting on September 16 and voted for Ara Mihranian, City of RPV, Community Development Director. Carol will contact Ara to see if he is available to speak about view restoration and code enforcement at the meeting. To entice more homeowners to attend the

Annual Meeting, Mary Ross proposed a raffle for those attending the meeting and suggested two emergency preparedness backpacks. She will check with Gail Lorenzen to see if the City's Neighborhood Watch program can donate two backpacks for the meeting.

The nominating committee presented the slate of Directors for 2018-2019. President Carol called for a vote and the slate was accepted. The Slate of Directors includes the following: Mary Clarke, Francoise Dytrt, Bill Dytrt, Dave Jankowski, Denise Klassy, John Lassiter, Carol MacAllister, John MacAllister, Mary Ross, Greg Royston, Tim Weiner.

We also discussed creating a nominating committee and chair to come up with a letter to ask people to join the board.

Finally, there was a discussion about raising the annual dues from \$75 to \$90. After some discussion, it was decided to stay with \$75 for now and address this issue again in 2019.

The meeting was adjourned at 9:00 pm.

**Respectfully Submitted,**  
**Denise Klassy**