

# PV Monaco Homeowners Association

Board of Director Meeting | July 26, 2017

## Meeting Minutes

Due to vacations and illness, the Board was unable to meet for the July meeting. President Carol proposed having the meeting via email and the directors agreed. The meeting began on July 26 with the following Board members in attendance: Carol and John MacAllister, Francoise and Bill Dytrt, John Henebry, Mary Clarke, Greg Royston, John Lassiter, Mary Ross, Tim Weiner, Dave Jankowski were in attendance. Minutes from the January meeting were emailed to the Board members before the meeting and were approved.

## Treasurer's Report

John M reported that cash balances as of July 25, 2017, are \$14,642.50. Our Director & Officers' Insurance premium of \$2,034.00 was paid in June and was unchanged from the prior year. Our current accumulated loss for the year (October -July) is \$4,084.12 and will be recovered in early September when the 2017-2018 invoices are delivered to our homeowners. Homeowner dues statements will be mailed on September 1st and will include an additional statement entry for the optional \$5.00 donation to Neighborhood Watch. As we collect the dues and new fees, I will issue a monthly check to NW to settle our books and theirs.

## Architectural Report

John H. reported that the only thing to report is that the two neighbors we talked about during the last meeting are still duking it out over the five Italian cypress trees on between their property line on Cartier. He visited both homes and have issued the same opinion once again that they need to be removed or cut to six feet. The interesting thing is that if the non-compliant neighbor removed the offending trees, it would greatly improve his view. Both parties have lawyers and have mentioned to John they are willing to go all the way to court. If they do, it will be interesting how it is ruled. It would give us as a board more clarity on our

own by laws in this area. John M. brought up that we decided at the last meeting to notify homeowners with property abutting Hawthorne or Crest about new City of RPV rules concerning property walls along these "arterial" roadways. As it turns out, doing so will not be necessary because the City has sent its own notices.

## **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.

John M. commented on the utility workers doing work along Hawthorne Boulevard on our side of the street. These agencies - Cal Water, Edison, and Cox - are moving junction boxes and vents out of the path of the pedestrian sidewalk project that is scheduled for October. Work on the new sidewalks on the north side of the street is progressing rapidly and may be completed ahead of schedule. In light of this pre-construction work, John M. will contact the City on Monday to set a date for Bill, John H. and him to meet with the Interim Director of Public Works to discuss changes we need to make to our irrigation system monument lighting.

## **Neighborhood Watch**

Mary R. reported that the Block Captains had a meeting in June where they talked about updating their NW member lists by July, voted to use the HOA annual Invoice mailing to update and get new members to NW and updated the NW Information/Contact form that will go in the invoice mailing. Mary also noted that there are 231 members of NW at this time. She stated that over the past three months, NW has sent out more than 10 messages to neighbors. However, only two applied directly to Monaco. Several were related to what to do when vacationing, reporting suspicious activity and the new Social Host rule regarding serving alcohol. There was an ALPR arrest when the APLR had a hit on a car stolen from the Ralph's across from Monaco. Mary mentioned that although the crime rate had been decreasing, there was a jump in the first quarter of 2017, but not within Monaco.

## **Membership**

Francoise reported that all board members have received quarterly updates on market activity in Monaco. Names and mailing information are also provided to John M. for HOA dues information and Mary R for Neighborhood Watch. Four houses are currently for sale; one is offered for lease. 30719 Cartier closed escrow on July 26 and a welcome letter was sent. 6644 Lautrec closed yesterday and a letter will be sent as soon as the new owners' names are recorded. You might have noticed that, after over a year, 30182 Cartier is off the market. Five properties are currently offered for lease and one just leased for \$5300.

## **CHOA Report**

Greg was unable to attend the CHOA meeting.

## **Updates**

John M. brought the Board up to date on the Hawthorne Pedestrian Right-of-Way Project. John and Bill met on Tuesday, August 8, 2017, with Nadia Carrasco with the RPV Public Works department, Jim Pugh with Sunbeam Construction, and Steve Wright with Interwest Consulting Group. When this project was first announced five years ago, the intent was to lay sidewalk along the City's right-of-way essentially from PV Drive West to Crest Road. During the construction phase, the City was going to make changes to the five California Water Service meters Monaco owns. Through these changes, the City would become responsible for maintenance and irrigation of the 1.1 miles of shrubbery along Hawthorne that we have planted over the past fifteen years. Our side of Hawthorne was originally slotted to start in October but it is highly likely that it will begin in September. Utility companies - CWS, Cox, Southern California Edison, and others are currently moving their access and monitoring systems closer to the respective Monaco homeowner property lines to make way for the 4-inch thick cement sidewalk. Two of our California Water Service meters have been moved as well as some (but not all) of our sprinkler control valve boxes. Bill and I communicated information that the City and construction people had either forgotten or overlooked: California Water Service meters, back-flow valve locations, monument structures and lighting, plantings, and shrubs.

## **Moving Forward/In closing**

Bill has requested that if we found someone to take over the landscaping directorship, he would step down. David Jankowski has offered to be the Director of Landscaping. Our next meeting will be January 24, 2018, where we will begin the process of updating the Monaco By-Laws.

**Respectfully Submitted,**  
**Carol MacAllister**