

PV Monaco Homeowners Association

Annual Meeting | July 31, 2019

Meeting Minutes

President Carol MacAllister called the meeting to order at 7:07 p.m. The meeting was held in the home of John and Carol MacAllister. Members John MacAllister, Dave Jankowski, John Lassiter, Mary Ross, Mary Clarke, Francoise & Bill Dytrt and Denise Klassy were present. The minutes of our last meeting on March 6, 2019 had been emailed to each member and were subsequently approved by the members present.

Treasurer's Report

John MacAllister reported that we currently have \$13,184.18 in the bank and that we will be collecting \$14,000 - \$15,000 with the dues that will soon be collected. There is a loss of \$9867.24 between last year and this year. 198 homeowners out of a total of approximately 300 paid annual dues. A discussion ensued as to how to encourage delinquent homeowners to participate in payment of the annual dues. A letter writing campaign will be initiated to encourage people to pay their homeowner's dues. At this time dues are to remain at the current rate of \$75 for this year and we will discuss a possible increase to \$80. John also mentioned monies spent on the Monaco monuments to improve lighting, repair small cracks in the stucco, and to paint the Vallon and Rhone structures.

We have incurred a problem with our insurance carrier ATAIN that covers our policy for Directors and Officers insurance. Our usual premium of \$2,436 was more than doubled. The policy expired in July and was extended for one month to give us time to explore other possibilities. Another company gave a quote of approximately \$4800. John, Greg and Dave are all working on this problem and hope to have it resolved soon.

Landscape Report

Dave reported that we have cut back on water usage to save on utilities. LED

lighting installation and some painting has been completed at some of the entrances. Improvements and changes to the Dupre monument will take place in the future.

Carol raised a question regarding the colors of the Rhone monument that is white in contrast to the beige walls. This led to a discussion of adding signage on the monuments stating that the area of Monaco is under surveillance to discourage crime in the neighborhood. A motion was proposed, seconded and passed. Xavier will do the installation. We discussed the backflow device as to whether there is adequate protection and John said he had spoken with the installer who said there wasn't enough copper to worry about. It is anticipated that California Water Service will be requiring us to install two more backflow devices in the future.

Architectural Report

John L. reported on three properties that are a concern at this time. 6611 Vallon Drive did not submit plans and does not have final approval; they are waiting on correction. 6374 Chartres is moving forward with their addition with architectural drawings submitted but no plans. 30304 Cartier has converted a three-car garage into living quarters without any required permits. Mary spoke with Rudy Monroy, a code enforcement officer for the city of RPV, after he made a site visit. No one was home at the time. John, who lives next door says the owner is gone for days at a time. Rudy did leave his business card. A formal letter will be delivered to the owner that will give them 30 days, then 14 days and 7 days to comply. A citation will also be issued and the City has the right to enforce a demolition of the conversion that is unpermitted. The California legislature is now relaxing regulations on ADUs (Accessory Dwelling Unit) to address additional housing needs. However the unit must be approved and permitted by the respective cities. John agreed to call the City Council.

Our request to the City of Rancho Palos Verdes for the Monaco HOA to be notified whenever plans were submitted and approved for additions and or improvements to the homes in Monaco has been denied. John said he will speak to Eric and that possibly they can have lunch to discuss reasonable input in regard to the issue of ADUs in the city of RPV.

Membership Report

Francoise reported that the gift basket and revised letter to new neighbors remains in the planning stages. It was brought up that a mention in the letter of any architectural changes or improvements to a new homeowner's home be brought to the attention of the Monaco Board of Directors.

Neighborhood Watch

Mary informed us of the Night Out meeting at her home 7:00 p.m. on August 6, 2019. Lieutenant Wright will be the speaker at 7:30. More information will be forthcoming in regard to the recent crimes in the Monaco neighborhood after the meeting.

New Business

Carol stated that the annual meeting will be at Hesse Park on September 29, 2019 between 4:00p.m. and 6:00pm.

Carol and John MacAllister who have so diligently and graciously served this community as President and Treasurer have decided to step down from their respective roles on the Board of Directors. Hopefully we can generate some interest from other members of the Monaco neighborhood to step up to the plate. Our thanks and appreciation for these two exemplary individuals cannot be overstated. The Annual Meeting is scheduled for September 29, 2019 at Hesse Park at 4:00 PM.

The next Board of Directors meeting will be January 29, 2020.

Carol adjourned the meeting at 8:30pm.

Respectfully submitted,
Denise Klassy
Secretary