

PV Monaco Homeowners Association

Annual Meeting | March 6, 2019

Meeting Minutes

The meeting was called to order at 7:00 by President Carol MacAllister. Board members John and Carol MacAllister, Francoise and Bill Dytrt, John Lassiter, Dave Jankowski & Denise Klassy were in attendance. The meeting was hosted in the home of Carol and John MacAllister.

Minutes from the August meeting were emailed to the board members before the meeting and were approved.

Carol talked about the website and the different responses from homeowners we've received from the contact page. It was suggested that we educate homeowners about the website by sending post cards or, possibly, letters with the annual dues statements.

Treasurer's Report

John MacAllister reported that we have a balance of \$20,183.73. A handout of the monthly water bill details was provided which showed some of the fiscal impact of this year's rainfall. The minimum usage being 19.71 resulting in a decline of about \$200 per month. The month of July showed an increase that was due to a broken valve. John suggested sending a note reminding those who are not paying the association dues to pay. Approximately 80% of the homeowners pay the annual dues.

Landscaping Report

Dave Jankowski gave a report on landscaping and said we should consider suspending the watering of the grass strip on Crest. Most of the plantings are drought resistant. We could inform Xavier to begin letting the grass die in order to save water. It was also discussed that we gradually increase water usage to see how much water is needed to maintain the greenery. The Vallon entrance

has been painted and also has new lighting. We will continue refurbishing the other entrances with La Croix being next. Dupre will be the most expensive.

Two of the replacement valves are installed. The valves at La Croix will be more and the valves at Dupre will be \$1500 apiece.

Architectural Report

John Lassiter reported that he had followed up with Jenki regarding 66111 Vallon (owner Mike Cross). With regard to the view obstruction, new plans were submitted with a 14'6" roofline. Email will be sent to Mike.

It was discussed that any architectural changes that are made should be sent to the HOA. We could include a flyer with the annual statements reminding homeowners to send plans to the HOA so that the Architectural Committee can make sure that the plans are in compliance with the CC&Rs. John will ask the RPV's Planning Department if they would be able to send him a postcard (that John will provide) informing us when any plans are submitted for approval. This will aid us in enforcing CC&Rs.

Architect Raymond Vuong of Joseph Spierer Architects submitted plans to build a second story and balcony at 6374 Chartres. A geology report has been submitted and plans will be sent.

Membership Report

Francoise reported that a house on Chartres is in escrow and that three more are on the market at this time. 6312 Sattes has been on the market for five months.

CHOA Report

John reported that California Water will be installing a pumping station on Crenshaw through June 2019. Excavation for piping up Crenshaw will require zigzagging across the street. The work will be done from 9-7 each day and will result in one lane of traffic going North on Crenshaw will be closed from Silver Spur to PV Drive North. The work will start around the end of March and continue through June.

Neighborhood Watch

Mary Ross was unable to attend but forwarded a copy of the Monaco Neighborhood Watch Report. Briefly it stated that a new Neighborhood Watch Captain position has been filled and that there have been 13 email alerts. Her report also stated that August 6th is the date for this year's Neighborhood Watch "Night Out".

NEW BUSINESS

Carol brought up the subject of succession planning. There was a discussion that included several ideas to attract new members to the Board. Some ideas were to have a party where potential candidates were invited, to reinstate the Progressive Dinner that Monaco used to have, to welcome new residents with phone calls, a welcome basket, knocks on their doors and/or postcards. It was decided that Carol and Francoise would talk together about what to include in a welcome basket. Francoise suggested approaching them through their real estate agents. We could also invite new residents to our Board Meetings. Having a board meeting at Terranea was also suggested.

Revisions to the By-Laws will be visited at a later date. It was decided that a dues increase is not needed at this time.

The City of Palos Verdes Estates is implementing a voluntary security camera registry. We discussed doing something similar.

The next Board meeting will be June 26th, 2019 at 7:00pm.

Meeting was adjourned at 8:40pm.

Respectfully submitted,
Denise Klassy