

PV MONACO HOMEOWNERS ASSOCIATION

Board of Directors Meeting
March 23, 2020 - March 27, 2020

Due to Covid19 social distancing requirements the scheduled March board meeting was a meeting using email. President Carol MacAllister asked all board member to prepare their reports and to fill in any information they may remember from the 2019 Annual Meeting, that was held on September 28, 2019, that may not be included in Carol's minutes as the Secretary was absent.

Carol formally opened the meeting at 1:00 p.m. on March 23, 2020. Board members attending were as follows: Carol and John MacAllister, Francoise and Bill Dytrt, David Jankowski, Greg Royston, Mary Ross, Mary Clarke, John Lassiter, Tim Weiner and Denise Klassy. Minutes from the Annual Meeting were attached and subsequently approved.

TREASURER'S REPORT

John MacAllister reported that as of March 20, 2020 there was \$18,188.47 in cash. The balance reflects payment of \$118 for annual certification of the backflow prevention devices at Vallon and Rhone as well as \$1072 paid to replace the backflow device destroyed in an accident on 10/23/2019. To date 240 homeowners have paid dues totaling \$18,395 including a homeowner paying \$400 in arrearages. Candidly, the masterfully crafted letter urging those who choose not to pay their annual dues produced virtually no responses aside from the homeowner who paid his dues and arrearages. There are approximately 14 homeowners whose current balance is less than two years so an additional invoice will be sent to them. 2019 Federal and State taxes have been filed.

As noted earlier in regard to the Vallon gate accident, a driver ran his vehicle into a city bus bench, knocked over a traffic light, destroyed a Cal Water meter and wiped out our backflow preventions device. The device has been replaced and we've filed a claim with the vehicle owner's insurance company. The City of RPV has also filed a claim for the traffic light, the bench as well as soft costs, i.e., engineering etc. The insurance company informs us that the total claims may well exceed the liability coverage in the owner's policy. For now we are in a wait and see mode. A couple of phone calls to them have gone unanswered despite the fact that thus far they'd been quite responsive.

Every few years the question of who owns the lot on Vallon and Hawthorne arises. The property is relatively large, 27,000 square feet with a 300-foot frontage on Vallon but sits on a slope which RPV community development inspectors have labeled "aggressive". The only PV Monaco residence with a Vallon address sits across the street from this lot and was purchased in February 2019. It has been going through extensive renovation

since title transfer and is presently in escrow. The prospective owners have raised questions regarding the possibility of the lot being developed by either current or future owners. The Monaco HOA has been asked to provide assurances that this will never happen. John Lassiter has appropriately responded that the HOA has no jurisdiction over the property. For the record, these are the facts we know regarding the property:

1. Current title in the name of Seymour Owen Enterprises which is the development company involved in the creation of the Monaco subdivision.
2. Mr. Owens passed away in 2004.
3. The property has been in default for LA taxes since 1990
4. The current balance of tax arrearages is \$36,000 while annual taxes are \$650 per year.
5. Seymour Owen Enterprises is listed as “suspended” by the California Secretary of State. Corporations are listed as suspended when their annual dues of \$25 are not paid.
6. Mr. Owen had heirs and John has passed their names along to Rise Property Solutions, the current owners of the house once owned by Bill and Betsy Kelly. Parenthetically, Rise Property Solutions has been providing Monaco HOA electricity for illumination of the monument at Vallon and Hawthorne as well as the operation for the irrigation timer.

David Jankowski commented that even if the land were free it would cost more to build the house than it was worth.

LANDSCAPING REPORT

David Jankowski reported that Javier, our gardener is working on a cost estimate for upgrading the Dupre entrance. It may be done in phases depending on the expense.

David met the new owner of the house on at the corner of Dupre and Cartier. They are amenable to allowing us to connect to their power for light in the tower on that side.

The remodeled house at the Vallon entrance may finally sell and we will connect with them regarding using their for lighting the Vallon entrance.

ARCHITECTURAL REPORT

John Lassiter's report consisted of three properties;

6611 Vallon—December 21, 2019

A buyer of this property wanted John to give her an evaluation of the property with respect to whether two rooms could be added on to the back of the house. John

responded that the HOA is happy to review her construction plans to ensure they conform to our CC&Rs, however, we do not consult on potential projects.

30304 Cartier Drive—December 22

The owner of this property was ordered by the city to remove the illegal build-out that was constructed in the garage. The removal took place on December 22. On December 23 she began construction of a block wall without HOA approval. When notified of her violation, she decided to not respond to our letter and completed the wall. The neighbor is now considering litigation.

6374 Chartres Drive

The owners have submitted plans to the city for a house remodel, two balcony extensions in the rear of the home, a roof lift and extensions of the home in the front section facing Chartres. The HOA has been asked by both the owner of this remodel and the neighbors to the north and south of the site to review the plans to determine if there is a CC&R violation. After a review of the plans as well a tour of the houses in question, it was determined that there would be view obstruction and therefore violation of the CC&Rs. The owner decided to scale back the scale of the improvements and resubmitted the plans. Because the balconies were not scaled back and still obstructed view a second letter was sent by the HOA telling the owner they were still in violation of the CC&Rs. No word from the city since late January whether they are moving forward with the project. The owner did express coming to the board meeting but this has been tabled for now.

6611 Vallon Drive

The developer, Michael Abdeisayed, asked if the land, across the street and in front of his house could be developed. The home is in escrow now. He was informed that the buyer should discuss this with the RPV's Planning department. As an HOA, we only review plans on any development that may come in conflict with our CC&Rs. John MacAllister was helpful in providing the name of the owners of that property.

There have been a few complaints with regard to views being blocked by uncut trees.

MEMBERSHIP REPORT

Francoise began with the amendment to the Monaco Bylaws in regard to the transfer fee posted on our website as there continues to be a concern that the document hasn't been recorded and is therefore not included with the CC&Rs and Bylaws for each Monaco Property. Without recording there is no way to implement the new fee. The Title Representative was unable to provide any additional information. Escrow wouldn't know about the amendment and would therefore be unable to bill. The information from the County Registrar provides this process.

1. All signatures must be notarized.

2. Assuming the document is prepared correctly it is mailed to: (It is advised we obtain legal counsel.)
L.A. County Registrar Office
P.O. Box 1250
Norwalk, CA. 90651
 3. Include a check for \$95 which includes \$15 filing fee, \$5 per page and \$3 each additional page, \$75 new homeless law
 4. Include a cover sheet with date of filing, the check number and our return P.O. Box address.
- Recording will take 3-4 weeks.

David Jankowski recalled getting the same information when recording a document from a title company. The cost would be $\$95 \times 300 = \$28,500$

Carol questioned why we amended the bylaws knowing the cost of recording was prohibitive.

Greg recalled that we have discussed much of this. He spoke with outside counsel when we were considering an update to our HOA documents. The cost for the update would have been \$5,000, so decided to hold off for the time being on recording. Given that we have, technically, two HOAs, he said a blanket filing would suffice, one for lower and one for upper, thus two actual filings so we wouldn't have to record on each property. That said, the presumption would be the same in applying for the bylaws if we had to actually file something. Absent filing something, Greg said from his reading of the bylaws the way we did it was the easiest, the quickest and cheapest work around.

Francoise's title representative did some further investigating. She stated that the document that was sent did not meet requirements as it must be notarized and include a list of all Monaco properties which is being attempted to compile. It was suggested that the entire submission be reviewed by legal counsel for format.

Lastly, recent sales in Monaco are unlikely to meet the guidelines for processing the fees given the timelines. Francoise will keep the Board apprised of future progress.

NEIGHBORHOOD WATCH

Mary Ross reported that since the last HOA Annual Meeting there have been 23 email alerts. There have been 16 Crime Bulletins relating to wildfires, fireproofing our homes, Holiday tips, firearms safety at New Years, details on burglaries, coyotes, ALPRS, earthquakes, CAL Water works progress, weather advisory, fraud and Dept. of Health information on the covid19. Five email alerts on helicopter rescues and burglaries not in Monaco were sent. A burglary on Lautrec and a sign stolen on Chartres were the only thefts since October.

For those who have "RING" devices, there have been reports of coyotes and package thefts. Gail has sent reminders regarding mail security and shared details regarding Amazon pick up sites: Amazon hub locker at 7/11 open 24 hours and another at Rite Aid.

Block Captain meeting will be planned as well as the August 4th Night Out

CAROL'S SUMMATION

Items that need to be resolved:

1. Record the amended By Laws to enable collection of transfer fee. Have Greg speak with the HOA attorney who spoke at the CHOA meeting about the issue and then email the Board the next step to be taken to enable collection of the transfer fee. Can we have a time frame for this?
2. Carol retiring as the President of the HOA and Dave beginning. Time frame for this needed.
3. John retiring as Treasurer-it appears that the person who was going to replace John doesn't have the skills to do it. Skills required are.
 - A. Simple accounting using Quick Books (about 1 hour per week)
 - B. File simple tax returns (1 hour per year)
 - C. Create quarterly and annual financial statements using Quick Books (1 hour per month)
 - D. Pay water, gardening & insurance bills (1/ 2 hour per month)
 - E. Pay incidental tax returns (1 hour per year)
 - F. Generate homeowner's dues statements (hours per year)
 - G. Make deposits for homeowners dues (1hour per month)

Does anyone know anyone with these skills? John is offering to stay on the Board as Landscaping Director when Dave takes over the Presidency.

4. Francoise wanting to retire from board
Francoise, please make a list of requirements for your position. When do you think it would be possible to share these requirements with the Board? Is there anyway for you to find out if there are any realtors in Monaco?

ISSUES FOR THE NEXT MEETING

Update on the claim with the insurance company for the backflow valve.
Estimates from Xavier for the updating of the Dupre entrance.

Respectfully submitted,

Denise Klassy