

Minutes of the April 2015
Sunset Mesa Property Owners Association's (SMPOA)
Board of Directors Meeting

April 12, 2015

Meeting, held at 18431 Kingsport, was called to order 10:18 AM. President, Terry Harper, and Gregg Bernstein were present. Shyam Amladi was absent. Jacob Cohan, homeowner of 3925 Malibu Vista was also in attendance.

MINUTES

1. March minutes were approved.

FUTURE MEETINGS OF THE BOARD

1. May 17, 2015 10:00 A.M. 18431 Kingsport Dr.
2. June 14, 2015 10:00 A.M. 18431 Kingsport Dr.
3. June 24, 2015 6:30 PM Place to be determined

LEGAL MATTERS:

It was discussed and agreed that a legal update would be sent to the community because the legal matter that is currently pending will occur after this board meeting.

ARCHITECTURAL COMMITTEE:

Site visits The following took place on April 11, 2015. The schedule was posted at the community website, www.sunsetmesa.org, under the Architect Committee tab.

- 3703 Loretto Roberts ; OVI complaint of 3728 story poles. Homeowner Shafighi has not submitted plans to AC for what looks like a second story. Recommended that we send a letter requesting they submit their plans.
- 3728 Surfwood - Patel retractable awning. They were advised to tighten the yellow tape in order to see a straight line. Start at neighbor's to view. They did not comply. A letter of determination will be sent.
- 3825 Malibu Vista. Homeowner started construction on approved plans. Neighbor complained of the extended balcony enclosure not approved. Homeowner will be removing the previously agreed 4ft cutout. We will review.
- 3925 Malibu Vista (Cohan) Postponed. Homeowner story poles not compliant.

The AC may be contacted at sunsetmesaac@gmail.com. As a reminder, **All EXTERNAL CONSTRUCTION INCLUDING HARDSCAPE, ADDITIONS, AND REMODELS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECTURAL COMMITTEE. WITH SUMMER COMING UP, YOU ARE ENCOURAGED TO SUBMIT YOUR PLANS PRIOR TO ANY CONSTRUCTION.**

TREASURER REPORT

We need to stop pay and reissue the check to Vogel and Kinney

We have received \$300 from HOA dues from 3 owners that need to be deposited this week that are currently un-deposited funds

Treasurer's report provides information below as of March 31, 2015 including:

- The **WFB account** with an ending balance of \$137,897.23
- Total deposits and credits totaled: \$3,029.66
Deposits-
 - 3/16- \$647.50 was a refund from Kaiser Swindell for an overpayment
 - 3/25- \$381.05 was from Chris Campbell regarding attorney fees on the Alda Shelton matter
 - 3/25- \$700.00 was for 7 homeowners HOA dues
 - 3/30- \$500 was for 5 homeowners HOA dues
 - 3/30- \$1.11 was for interest
- Checks totaling \$12,691.02 were paid out as follows:
 - Check 2116: \$1,313.00 to Vogel Kinney for tax prep for Tax year 2013
 - Check 2117: \$10.00 to Franchise Tax Board, tax fee
 - Check 2118: \$1,041.50 to Alliance Imaging for the writ of appeal for the Goodfriend matter
 - Check 2119: \$4,825.00 to John Lehne and Sons for the fulfillment of the curb painting
 - Check 2120: \$6,322.99 to Kaiser Swindell for legal fees on the Goodfriend matter
- **Stifel account.** Balance as of 3/31/15 was \$32,966.00
- **UBS account.** As of March 31, 2015 the account's balance value is \$80,091.19, unchanged from last month.

TAXES

The HOA has received a notice from the Franchise Tax Board that we have received a credit of \$437.00

CURBSIDE STREET SIGN PAINTING

Additional numbers were ordered this week for the new paid homeowners and requests have been made by numerous homeowners to have their curbs painted by John Lehne.

A homeowner has volunteered to distribute a printed notice to all homeowners about the curbs and Getty Cards and other information to make sure all homeowners understand that these are benefits provided to them through their paid HOA membership.

GETTY CARDS

New cards have arrived. A benefit of paid dues entitles you to a card. Members not in good standing will no longer receive this benefit. Cards are now available for pick up through the Board only and will be distributed with self-addressed envelopes, stamps not necessary. Drop them off at 18431 Kingsport.

OTHER MATTERS

Two Homeowners have requested that the Board increase transparency and post on a regular basis which homeowners have paid their dues and which ones have not. The board will take it up for advisement.

It was reported to the Board that an insect has infected neighborhood pine trees. All pine trees affected will die according to the County Arborist. If your tree is infected, it is recommended that you cut the tree down immediately because the same beetle that infected that tree will infect other healthy pine trees. At a minimum, you should consult with your own arborist.

Membership to the SMPOA is automatic as an owner of a property within its tracts. A member in good standing is a member that has paid their \$100 dues. The community and your ocean views are strongly protected and violations are processed. This costs money. Your minor dues ensure the preservation of your home(s) values by pursuing violations caused by an OVI. As you can see there are two current cases involving CC&R protection. In short, we're doing our part. There are 300 of the 500 homeowners that have not paid their dues. That's a significant number of people that enjoy the benefits we so strongly protect. Rather than incur the expense of mailing these people individually, the Board will soon post a list of all members still owing yearly dues that covers the period July 1 through June 30.

If you have not done so already please send your \$100 dues check to SMPOA c/o 18431 Kingsport Dr. Malibu, CA 90265.

There being no further Board business, the meeting went into executive session at 11:45 A.M.
Submitted on behalf of SMPOA



Gregg Bernstein
Vice President