

Minutes of the Sunset Mesa Property Owners Association's Board Meeting

September 13, 2015

09/13/15 at 09:20 am called to order:

Present at Board Meeting:

Linda Kaye
Anne Burkin
Marco Rufo
Gregg Bernstein
Nancy Posner

August minutes posted:

Approved and Accepted the August 2015 minutes.

Special issue committees update:

- 1) B. Kaicheim Vs. Shelton, Natasha Roit, the SMPOA PMK - person most knowledgeable - was deposed on August 27, 2015 in the office of John Andrew Demarest, Esq.
- 2) Bankruptcy of Marvin Goodfriend, 3925 Malibu Vista Drive; The SMPOA filed an opposition to the Trustee Sale when the Trustee refused to change language that sought to limit and or eliminate the authority of the CC&R's. SMPOA negotiations with the Bankruptcy Trustee would not allow the sale to move forward with their proposed language or free and clear of the current CC&R violations without making any corrections. The Winning bidder: Jacob Cohan reaffirmed the CC&R violations when he submitted a request for a site visit which took place on the May 9th AC site visit. A stipulation to settlement vote was put to the board to accept or not accept. **Board voted rejected the proposed Settlement Stipulation. Vote was unanimous.**
- 3) Goodfriend Matter: A copy of notice of settlement was mailed to everyone in the affected tract. The settlement was on behalf of the SMPOA and not the individual homeowners.

AC Minutes:

Architectural Committee (AC)

Ocean View Interference (OVI) – 95% of complaints involve an ocean view

Letter of Determination (LOD) – A new form that will be check box friendly allowing the AC to send a response to a homeowner resulting from a site visit faster

Agreement of dispute resolution (ADR) – If the Letter of Determination is not taken care of the next level of enforcement is invoked.

Vote was put to the Board, that the AC will issue letter(s) of determination stating that the property is/are



- A. A member in good standing that defined as a homeowner who has paid their dues for the past four years.
- B. Site visit determines that either has a violation or not – a simple check box;
- C. Building Plans are always reviewed, as required by the CC&Rs.
- D. OVI requests for site visits are subject to A- being in good standing.

Vote was approved unanimously.

Site Visits and Results are provided in more detail in the AC Minutes

- 1. 18338 Wakecrest Dr. (Russell and Erica Shubin) Review retaining wall plans
- 2. 18450 Clifftop Dr. (Ovsiowitz), 18444 (Ayestas) and 18440 (Oberts); OVI caused by foliage at 3735 Malibu Vista Dr - Gesner home)
- 3. 18134 Kingsport Dr. (Marlo, Inc.) Re-review proposed remodel.
- 4. 3728 Surfwood Dr (Shafighi) 2nd Review of proposed plans for an extension and second story
- 5. 18450 Kingsport Dr (Rahul Jain) Proposed backyard deck review
- 6. 18449 Kingsport (Urbanas) OVI caused by 18450 Kingsport (Jain), Was Approved.
- 7. 18452 Wakecrest (Mahmood) and 3920 Malibu Vista (Melikian) Mahmood Complied, Melikian has not complied.

Getty Update:

A Quarterly Meeting of the Getty Villa Review Committee (GVRCR) will be held on (10/20/2015). It was discussed that the previous meeting with the Getty did not net any new ground and that all requests for information was again ignored. It was recommended that we use other sources available to request the public documents under the Freedom of Information Act and continue to advise that Getty is not in compliance with their conditional use permit on Coastline Drive. This is determined by the continued complaints received by homeowners in the community affected by the traffic coming out of the Getty and driving up into the neighborhood. Getty has refused to comply with any request.

Treasurer's Report:

WELLS FARGO CHECKING ACCOUNT SMP OAAS OF AUGUST 31, 2015

DEPOSITS	DATES	AMOUNTS	From	CHECKS	PURPOSE	DATES	AMOUNT	COMMENTS
None				2130	Dog Bags	8/4/15	185	Reimbursement to Mark Estes
Interest	8/31/15	1.11	Interest	Debit	Ministorage	8/17/15	1260	
				Debit	Golden Starle C	7/2/15	6.99	Shipping for notification

WELLS CHECKING ACCOUNT GRAND TOTAL \$144,108.66

Undeposited Funds: None

UBS FINANCIAL ACCOUNT SMP OAAS OF August 31, 2015

CASH	600.03
FIXED INC	77699.33
SUM	\$78,299.36

STIFEL ACCOUNT SMP OAAS OF August 31, 2015

CASH EQUIV	0
MUTUAL FUNDS	32634.72 approx
SUM	32634.72 approx

New Business:

It was determined that a task force to explore the installation of a Kiosk at the bottom of Coastline should be formed. Special Issues Chair, Becky Rickley will continue to advise the Board in a limited

capacity as it will involve community leaders and other County resources that will have to be involved. Greg, Marco Rufo, Russell Shubin and John Peed will meet to discuss the work and report back to the Board. First issue to resolve is a budget and suggestions for ways to raise funding for this project

A handwritten signature in black ink that reads "Marco Rufo". The signature is written in a cursive style with a large, stylized "R" and "f".