

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

December 13, 2015

12/13/15 at 9:40 am called to order:

Present at today's Board Meeting:

<b>Linda Kaye</b>	<b>Present</b>
<b>Anne Burkin</b>	<b>Present</b>
<b>Marco Rufo</b>	<b>Present</b>
<b>Gregg Bernstein</b>	<b>Present</b>
<b>Nancy Posner</b>	<b>not in attendance</b>

## **November 17, 2015 minutes posted:**

Approved and Accepted.

## **Old Business**

As reported in November minutes a settlement in the amount of \$25,000 in the Bankruptcy matter of Marvin Goodfriend was received on behalf of the SMPOA. Separately the new homeowner, Jacob Cohan, et al, agreed to drop their lawsuit opposing the settlement. But while agreeing to remove the palm trees causing OVI they have not complied with this previously agreed to court order and remains in violation of not only his court order but the CC&Rs.

Approval for fixing network and printer problems of up to \$200 for Linda- approved.

Order numbers for the curb approved

Request to pay Vogel, CPA, \$788

## **Architecture Committee Site Visits and Determinations/Minutes:**

The following took place on December 6, 2015. Schedules are posted at the community Website, [www.sunsetmesa.org](http://www.sunsetmesa.org), under the Architecture Committee tab.

1. **3817 Surfwood** AC made a second site visit to **a)** to reconfirm that her OVI claim at 3831 Surfwood (Willmott) and **b)** Attempt response from 3809 (Frazer) on roof replacement



- a. **3831 Surfwood (Willmott)** maintains hedges higher than 6 Ft. and causes an OVI. Both homeowners were given a copy of OVI LOD on the Willmott violation.
  - b. **3809 Surfwood (Frazer)** After AC notification two prior times a final attempt to seek opinion on **Behzad's** proposed new sloped roof poses for possible OVI was made. There was no homeowner (Frazer) response even after **Behzad** added temporary site layout staking to illustrate proposed work to done. After site visit same day, AC received urgent call from Frazer who finally and officially voiced concern that the new sloped roof proposed for **3817 Surfwood** could possible cause an OVI from him. AC agreed to delay decision pending notification of complaint received in time - moving decision to the next site visit tentatively scheduled for December 23 2015.
2. **3742 Seahorn (Chavez/Hurley):** OVI complaint created by neighbor's backyard fence at **3748 Seahorn**. **Chavez-Hurley/3742 Seahorn** have offered to cover the cost of deconstructing their neighbor's fence and install a new fence no higher than what is legally allowed. The AC will send a 3748 Seahorn OVI Letter of Determination to both parties.

**Chavez-Hurley/3742 Seahorn** discussed building a cinderblock wall/fence within the allowable height allowance between their yard and their neighbor's yard and add a roof and sky-roof/windows to their front door entrance area/outdoor courtyard. They were advised this may constitute a potential OVI and to submit their construction/renovation plans to the AC for its review. Temporary site layout was suggested to illustrate what work is to be done so that neighbors can consider whether the work is an OVI for them. Owners **Chavez-Hurley** at **3742 Seahorn** agreed.

3. **18408 Clifftop (Seltzer)** Home owner intends to add solar panels to their backyard roof (Faces Ocean). Given the geography of their home and the area of the roof they plan to add solar panels, the AC determined there was no OVI. They also pointed out OVI's created by overgrown trees in the front and backyards of neighbors at 3709 Malibu Vista (Heiman) and 3707 Malibu Vista (address to be confirmed). OVI was confirmed and OVI Letter of Determination to be sent to all parties.
4. **3839 Malibu Vista (Arishaf):** Urbanas previous complaint follow up those trees remain untrimmed and continue to create OVIs. Arishaf's were not home and an OVI LOD was delivered. AC will follow up with homeowner **Arishaf at 3839 Malibu Vista**, who have been cooperative in the past and ask them to make further trims to their trees.



5. **18450 Coastline (Carroll):** Homeowner Richard Carol modified plans to his deck. Owner Carol described revisions to his deck plans that he indicated were met with approval from his neighbor who had objected to previous deck plans. AC to confirm with neighbor that he is approving owner Carol's newly revised plans.

**Other AC Board matters:**

**Getty Update:**

Next meeting is in January 2016 with unconfirmed date and time. October 2015 GVCRC minutes have still not been received. No update from Getty on previously requested documents have been received. Concern about previous minutes inaccuracy or lack of representation of our issues or simply deleted was discussed. It was discussed that we should ask for the minutes to be videotaped or recorded for accuracy in the next meeting.

**Special issue committees update:**

**Treasurer's Report:**

WELLS FARGO CHECKING ACCOUNT SMPOA AS OF November 30, 2015

DEPOSITS	DATES	AMOUNTS	CHECKS	PURPOSE	DATES	AMOUNT	COMMENTS
	11/17/15	\$500.00	None				HOA dues collected
	11/30/15	\$1.11					Interest

WELLS CHECKING ACCOUNT GRAND TOTAL as of 11/30/15 \$149,656.54

Undeposited Funds: \$25,000 from Settlement at 3725 Malib Vista Goodfriend

UBS FINANCIAL ACCOUNT SMPOA AS OF November 30, 2015

CASH	600.03
FIXED INC	77,857.61
SUM	\$78,457.64

STIFEL ACCOUNT SMPOA AS OF November 30, 2015

CASH EQUIV	0
MUTUAL FUNDS	\$32,922.27
SUM	\$32,922.27

**New Business:**

Board agreed and voted to develop an HOA escrow package based on all the issues with new owners lack of understanding of either the CC&Rs until there is a violation or issues arising out of lack of knowledge of a basic "good neighbor " policy that makes it especially difficult to negotiate the cooperation of the neighbors they seek approval with.

Motion and second were put to Vote for the board to unanimously approve the development of a Local Area Disclosure, a Good Neighbor Policy and other documents designed to be put into an escrow package for all future sales or transfers of properties in the Sunset Mesa tracts.

Once a draft is put together in January it will be sent for legal review then rolled out.

Once approved the escrow package will be a set of special instructions sent to any escrow company in response to request for HOA documents.

There being no further business, meeting was adjourned at 11:00 am

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Marc R/O". The signature is written in a cursive, flowing style with a large, prominent 'M' and 'R'.