

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

January 27, 2016

01/27/16 at 5:10 pm called to order:

Present at today's Board Meeting:

Linda Kaye	Present
Anne Burkin	Present
Marco Rufo	Present
Gregg Bernstein	Present
Nancy Posner	Present

December 27, 2016 minutes posted:

Approved and Accepted.

Architecture Committee Site Visits and Determinations/Minutes:

The following took place on January 16, 2015. Schedules are posted at the community Website, www.sunsetmesa.org, under the Architecture Committee tab.

- 1) 9:30 am 3809 Surfwood (Frazer/Zacharkaite): Review OVI from roof plans at 3817 Surfwood - **Not Approved**
- 2) 9:30 am 3817 Surfwood (Behzad/Bloemer): Review roof plans - **Not Approved**
- 3) 10:00 am 3644 Oceanhill Way (Ransiers): Review Construction plans - **Not Approved**
- 4) 10:15 am 3835 Casterock (McCreary): Solar Panel plans [Tentative] - **Approved**

Treasurer's Report:

WELLS FARGO CHECKING ACCOUNT SMPOA AS OF December 31, 2015

DEPOSITS	DATES	AMOUNTS	CHECKS	PURPOSE	DATES	AMOUNT	COMMENTS
	12/10/15	\$25,000.00	None				1 3725 Malibu Vista Goodfriend
	12/28/15	\$850.00					HOA Dues Collected
	12/31/15	\$1.27	EFT	Delivery of Letter of Determination	12/9/15	27.58	Interest
WELLS CHECKING ACCOUNT GRAND TOTAL as of 12/31/15 \$175480.23							

UBS FINANCIAL ACCOUNT SMPOA AS OF December 31, 2015

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

STIFEL ACCOUNT SMPOA AS OF December 31, 2015

CASH EQUIV	0
MUTUAL FUNDS	\$32,763.97
SUM	\$32,763.97

Vogel, CPA Has been sent documents for taxes returns.

Check written 1/27/16 for HOA Insurance to Farmers Insurance Exchange for \$3,945.00

Motion put forth that the Farmers insurance is to be paid in full check #2139 -coverage dates are 2/1/16 thru 1/31/17 total being paid is \$3,945.00 - Approved

New Business:

Community Issues: Motion made that the board will explore the possibility of issuing/creating a Local Area Disclosure for the Sunset Mesa, to be discussed at the next meeting. – Approved

Motion made that the board will explore the possibility of issuing/creating a “Certified set of the CC&R’s”, subject to legal department review and approval. - Approved

Motion made that the board will explore the possibility of issuing/creating and possibly charging for a certified HOA package, subject to legal review. – Approved

Getty Update:

Getty Villa Community Relations Committee (GVCRC) quarterly meeting met on January 12, 2016. Prior to the meeting minutes from the previous quarterly meeting was distributed along with an agenda. Included in the distribution was a newly proposed GVCRC Meeting Guidelines draft discussed at the 10-21-15 meeting. Below are highlights from the minutes of the October meeting, only received on January 12, 2016. The late delivery of these minutes left the SMPOA deliberately without the ability to respond appropriately or simply reject these guidelines. The guidelines follow the behavior we have been reporting to the community over the past year in that any agenda item not received 2 weeks prior to a scheduled GVCRC meeting is not allowed to be added or discussed in the upcoming meeting and deferred to 3 months later at the next quarterly meeting.

“ Informal Discussion on GVCRC Meeting Guidelines – A discussion was held regarding the GVCRC guidelines. A one page draft of the guidelines was provided to the meeting participants. The draft contained eight separate items. After the discussion, it was initially suggested that the GVCRC mission statement be revised. The Getty will undertake this effort. The eight draft guidelines were discussed with the following suggested changes:

- A. The GVCRC will hold meetings at least on a quarterly basis and more often given the circumstances.
- B. Getty representative will host the meeting.
- C. Agenda items will be solicited two weeks prior to regularly scheduled meetings.
- D. An agenda will be distributed one week prior to the regularly scheduled meetings.
- E. Any items not on the agenda will be added to the next scheduled meeting absent an emergency.
- F. Each Homeowner Association or Community Association’s participation is limited to two representatives.
- G. Each elected government official will be represented by no more than two individuals.
- H. Meetings will be a maximum of 90 minutes in length. “

1. Other Issues/Discussion Items – Other issues discussed were Sunset Mesa’s concern about the Coastline/PCH traffic patterns. A discussion ensued regarding traffic exiting the Villa after evening performances. When this occurs, traffic tends to back up on to PCH. Sometimes the flashlight of the sheriff who is directing traffic is shined in to driver’s eyes creating a dangerous situation. The Getty indicated that part of the situation was due to the fact that there is a different sheriff assigned each night. The Getty would like to have the same sheriff’s deputy assigned for all evenings, which would make it easier to have a dialogue concerning traffic issues. However it is ultimately the decision of the Sheriff’s Department. ”



The SMPOA believes these Guidelines are aimed at limiting or preventing the SMPOA from challenging the Getty's modifications to their conditional use permit (CUP). The SMPOA has consistently brought the traffic issues to the attention of the Getty. The GVCRC minutes do not accurately depict representation in prior meetings attended by Special Issues Committee Chair, Becky Rickley, Counsel Natasha Roit, Board VP Gregg Bernstein, Getty Liaison Nancy Posner, nor Board President Linda Kaye. The SMPOA has consistently challenged the accuracy of the minutes that are either watered down or simply left off so record does not reflect our reporting of the traffic issues or their rerouting traffic into the community.

The January meeting was attended by Linda Kaye who put forth the following agenda items:

SMPOA Request to Discuss

Traffic concerns on Coastline

Participation in GVCRC limited to 2 members per HOA

Requested documents from Getty

Audio Recordings of Meetings

Traffic in our community – coming in and going out – has been increasing significantly in the past year and a half. Many residents have reported near misses; lines out the Getty entrance at PCH snarling efforts to use the right hand turn lane; left hand turn lane off PCH into Coastline being stopped while Getty traffic exists off their property. At a previous GVCRC meeting Getty advised public traffic would no longer be allowed into or out of their Los Liones exit except to employees and School or charter buses. This is a change to their CUP and ALL traffic to exit off of the Getty has been redirected to Coastline.

SMPOA believes we are under represented at the GVCRC meetings but are the most impacted by the increased traffic and what is undeniably a change in their CUP, including increased performance numbers. The other HOA's have no impact to their community except Pacific View's 90 homes compared to our almost 500. The request for additional representation was met with hostility from Getty and the other HOA's.

SMPOA has not gotten our concerns resolved despite the numerous times we have communicated with the Getty through the only venue we have been told we can address – the GVCRC meetings. While the CUP requires these to be monthly, they are now only quarterly – and only if you submit agenda items 2 weeks prior. This is why SMPOA requested the minutes are recorded. Getty's, Maya Zutler, immediately refused on the basis that the Getty did not have AV equipment resources – yep that Getty. Other HOA's stampeded the presenter with hostility, citing 1st amendment rights and that recording would have a "quieting effect" although they had no problem with inaccuracy. The lack of representation compared to the other HOA's size and willingness to rubber stamp all Getty changes are the reason Linda Kaye asked for more representatives be allowed to attend the quarterly meetings. Again the Getty leading the charge, the other HOA's supported Getty's lead in denying the SMPOA additional representation.

A brief update on their proposed turn around – redirecting traffic off of their exit at Los Liones to stay on their property – was presented. A brief mention that they would be posting their Hearing Notice to the community at the entrance and exit was made. There was a slide of the turn-around that appears that more traffic will be kept on PCH longer, when those buses make their turns, as the proposed turn-around is approximately where vehicles also exit.



Motion made that the board will update a list of homeowners that have failed to pay their dues and make them available on the website, after contacting them to pay. –Approved,

No further issues were discussed. Meeting was adjourned at 11:30 am.

A handwritten signature in black ink, appearing to read "Mauer". The signature is written in a cursive style with a large, stylized initial letter.