

SMPOA Board Meeting Minutes June 4, 2017

In attendance: Linda Kaye, President; Larry Klein, Treasurer; Robyn Latter, Secretary; Howard Gould; Gregg Bernstein.

Annual Meeting will be held at Kehillat Israel on June 13, 2017, at 6:30 pm.

- Prior to the meeting an invoices for outstanding dues, and a letter regarding what dues are used for are to be sent to all residents.
- Reminder regarding the possibility of a security kiosk to be presented.
- Letters to the Coastal Commission, requesting “no parking” signs in the Sunset Mesa to be distributed at the annual meeting. The Board will send the letters to Sheila Kuehl office to express the desire to have this matter addressed.
- Sheila Kuehl’s office has been contacted, but will not attend the annual meeting.
- Gregg Bernstein, Architectural Committee Chair, will speak for 5 minutes on the AC’s perspective on neighbor disputes.
- Howard Gould, Getty Representative, will speak for 5 minutes about how to prevent and resolve disputes between neighbors, beginning with the simple strategy to sit down and have a conversation with your neighbor over any issues at hand.

RV Parking Issue: The Board discussed the need of an ordinance to prevent overnight parking of RV’s in the Sunset Mesa and on PCH. Signs would be installed to restrict overnight parking. Size and weight of vehicles are not currently a part of the determining factors for vehicles allowed to park, but it was suggested. The RV’s are a fire hazard and causing increased waste/ littering. Homeowner, Jeremy Cohen, has been engaging with Stephanie Cohen from Sheila Kuehl’s office regarding the RV parking issue. The Board is concerned over the lack of concern from the County Supervisor’s office and seemingly disregard for this issue.

Membership dues invoices and distribution of Getty Cards will be handled by the Treasurer, Larry Klein. Members in good standing for the current year are entitled to a Getty Card.

The Board has tracked dues payments since 2011. The Presidents has actively been calling past due accounts to collect. Funds are necessary to fund OVI litigation, the annual block party, curb painting services, annual meeting, E&O insurance, and taxes.

The approximately 500 letters to be sent to Sunset Mesa residents prior to the Annual Meeting will take 8-10 hours to prepare, including stuffing envelopes and prepare invoices. Invoices are to be sent to homeowners who owe dues, and the letters regarding board services to be sent to all households. A motion to hire someone at \$15/hour to complete this task was submitted, seconded, and passed by the board.

The Board discussed whether or not dues are mandatory, concluding that per the Sunset Mesa CC&R’s, dues are mandatory. All homes need to pay current and past due dues before closing

escrow. The Board will continue to collect dues at the Annual Meeting, at other Board events, and at time of sale of a property.

Sunset Mesa-Ge Replacement Editor: Alena Kaye will be the Sunset Mesa-Ge editor for the summer. The current editor was unable to complete tasks in a timely manner.

Architectural Committee:

The country requires the Home Owners Association to approve all common area work, including common area drainage work. The Architectural Committee only reviews requests from members in good standing.

Letter of Determination: 18110 Wakecrest OVI request was submitted and approved by the Architectural Committee.

Treasurer's Report:

The Board discussed the 501C3 (not for profit) status that's up for review. Treasurer, Larry Klein provided a letter from 1963 stating that the Sunset Mesa is considered a non-profit by the state of California. No letter from the federal government was located. The IRS shows no records to support or refute non-profit status. The Treasurer has reached out to the accountant, Steve Vogel (Vogel & Kinne) to determine how to proceed, and whether a non-profit status is in place for the SMPOA.

According to the Treasurer SMPOA's reserves needs to be increased. The goal is \$1000 per household saved in case of litigation, public service needs, a proposed dog park, etc. Collection of past dues is necessary in to accomplish this in a reasonable time.

A checking account was opened at Chase Bank and \$25,000 deposited from the Wells Fargo account. Checks have been ordered. Once checks are received, remaining Wells Fargo balance will be transferred to Chase. SMPOA bills will be paid from the Chase account and Wells Fargo account is to be closed. CD at One West is earning 1.05% interest. Stiffel account has been closed.

Current banks are: Wells Fargo (to be closed), Chase, One West and UBS.

The Board collected dues for \$1,325 from past due accounts.

A handwritten signature in cursive script that reads "Robyn Latter". The signature is written in dark ink on a light-colored background.

Robyn Latter, Secretary

WELLS FARGO CHECKING ACCOUNT AS OF MAY 31, 2017

DEPOSITS DATES	AMOUNTS	FOR	DEBITS	CHECKS	PAYEE	PURPOSE	DATE	AMOUNT
5/8/2017	\$11.21	STIFEL ACCT BAL		2171	VOGEL & KENNE	2016 TAX RETURN	5/9/2017	\$1,259.00
5/8/2017	\$1,300.00	DUES		2172	SEC OF STATE	ARTICLES OF INC	5/11/2017	\$16.00
5/8/2017	\$275.00	MESA-GE AD		2174	P. SEGERSTROM	DELIVER MESA-GE	5/15/2017	\$55.00
5/10/2017	\$100.00	DUES		2178	SMPOA	CHASE CK ACCT	5/24/2017	\$25,000.00
5/24/2017	\$1,100.00	DUES		2176	KARSH BHAGI	MESA-GE EDITING	5/24/2017	\$550.00
5/24/2017	\$200.00	DUES		2177	KEHILLAT ISRAEL	FACILITY RENTAL	5/26/2017	\$1,010.00
5/26/2017	\$400.00	DUES						
5/26/2017	\$600.00	MESA-GE AD						
5/31/2017	\$1.69	INTEREST						
CREDITS	<u>\$3,987.90</u>		DEBITS					<u>\$27,890.00</u>
WELLS FARGO CHECKING ACCOUNT GRAND TOTAL AS OF MAY 31, 2017								<u>\$203,028.61</u>

CHASE BANK CHECKING ACCOUNT AS OF MAY 31, 2017

DEPOSITS DATES	AMOUNTS	FOR	DEBITS	CHECKS	PAYEE	PURPOSE	DATE	AMOUNT
5/24/2017	\$25,000.00	OPEN CK ACCT						
CREDITS	<u>\$25,000.00</u>		DEBITS					<u>\$0</u>
CHASE BANK CHECKING ACCOUNT GRAND TOTAL AS OF MAY 31, 2017								<u>\$25,000.00</u>

UBS FINANCIAL ACCOUNT SMPOA AS OF MAY 31, 2017

CASH	\$2,175.03
FIXED INCOME	\$79,960.02
TOTAL UBS BALANCE	<u>\$82,135.05</u>

COMBINED TOTAL OF ALL ACCOUNTS **\$310,163.66**