

SMPOA Board Meeting - September 7, 2017

Meeting commenced at 6:35pm

Attendance: All board members present with the exception of Marco Rufo.

The Board votes the August 6, 2017 meeting minutes into law. It is noted to amend August 6, 2017 minutes to reflect, the executive session that took place during the meeting that was not noted in the draft of the minutes. The change was amended and minutes approved.

Air Plane Noise Discussion:

The Board recognizes that a resident has joined the meeting to discuss a concern – Tanya Thompson, 3741 Malibu Vista Drive. Thompson came to discuss the recent commercial aviation noise and to learn what actions the board has taken to address resident's complaints relating to the change in air traffic.

This issue is already on the meeting agenda, and the Board agrees to move the air traffic issue to the front. A June hearing was given in the Palisades Highlands. The SMPOA was not notified in time to attend meeting, but the Board learned of it through other local neighbor associations, via the Getty. Many resident are not able to sleep, and are concerned about noise and environmental pollution, as well as potential effects on property value in the long-term. Thompson observed flights passing overnight every several minutes from 12:30am to 5:30 and then resuming again later in the morning. The Board discusses how flights paths have changed from an altitude of 20,000 ft. over Sunset Mesa neighborhood to roughly 7,500 or 8,000 ft. Thompson reported that there will be an informational session with an FAA representative to listen to neighborhood feedback next Wednesday September 13, 2017. Thompson will be attending the session. Additionally, Thompson has reached out to Congressional Representative, Ted Liu, but has not received a response. In order for SMPOA to move forward with the complaints as an actionable concern to local and federal authorities, documentation of what is occurring needs to be established. As a result, the Board agrees to email all residents to encourage documentation, pictures, and other evidence of the effect of the change in flight paths. The Board discussed the FlightRadar24 phone app, which allows for gauging a flight's altitude and identifying planes. Flight path modification is the result of FAA and the Los Angeles World Airports testing autonomous air traffic control computers prior to implementing them full-time.

The Board emphasizes the need for our community to align with Castellammare, Big Rock, and Pacific View Estates to coordinate efforts to remedy the issue. Thompson goes on to solicit volunteers to contact the Palisades Post. Thompson agrees to lead a committee to drive the issue. The Board sees the need to inform the community regarding the air traffic noise meeting hosted by FAA/Los Angeles World Airports. Howard Gould agrees to cull his legal contacts to find an advisor who has represented neighborhoods or entities that have had flight ordinances/ noise issues. The Board agrees to move forward partnering with Thompson to address the air traffic issue.

### Curb Painting:

Resident John Lehne attends the meeting to discuss curb painting. Lehne has historically painted Sunset Mesa Resident's curb as a one-time annually effort. Lehne proposes breaking down the workload into four quarters of work and work on each section three months at a time on a rolling basis, making the workload more manageable and consistent. This type of maintenance scheduling would be more efficient and would allow for repairing and replacing faded or damaged numbers and background, and that numbers could be ordered as needed. The numbers supplier has a standing account with SMPOA with the Association's credit card on file, and Lehne is given permission by the Board to order new number on demand whenever needed. Curb address painting have been part of membership dues because home designs vary and consistent display of address on houses has been limited and often hard to read. For the purposes of emergency service vehicles and responders, reflective paint consistent on each resident's curb has been effective.

The discussion moves to determine how to provide a report of members in good standing, e.g. who are eligible for curb painting. The Board's accounting system has gotten increasingly effective in the last year and the Board has a record of fully paid members from 2012-2016 and have made great progress collecting back dues in the last six months. The Board discusses whether or not there would be difference in benefits between members with a \$0 balance and members who owe past dues, but paid current year's dues. It is determined that a member who paid current year but owes past dues may get a Getty Card and credit for food and games at the block party, but will not get their curb painted.

The Board agrees that given the procedures put in place, for the purposes for curb painting, it is likely that John will get an accurate list of who is a member in good standing and who is a member not in good standing.

A motion to approve John Lehne to charge a service fee for repair and maintenance, when a curb that has already had its annual painting. The Board determines that Lehne will earn the same fee for repair as a new install, since it requires a similar amount of time and effort. Lehne will charge the SMPOA \$25. The Board approves the motion to pay \$25 for curb painting repairs.

### Member in Good Standing

The Board further discusses if the curb painting is enough of an incentive for a resident to pay past dues. The discussion results in the question of what constitutes a member in good standing in terms of fully paid, vs. currently paid put owing past dues. The Board makes a motion to determine that if a resident owes past dues, they are not a full member in good standing, and therefore may receive some but not all of member benefits. It may be very confusing for some members to be in good standing and others not, and as a result receiving different benefits, Howard states the when you have at start qualifying memberships and benefits on a case by case basis, it becomes unmanageable. Since 2012 the SMPOA have performed detailed accounting of paid dues. It has also been made part of escrow to pay past dues when selling a home. As a result the management of members and determining whether

or not they are in good standing has become easier. Although there have been mistakes in terms of the bills that residents have received back dues, it has only been at a rate of 5% and is here forward becoming increasingly accurate. The Board considers that if a resident owes five years of back dues but will receive a certain amount of benefits for paying this year's \$100 membership fee, what additional benefit could incentivize them to pay their \$500 past dues? Roughly \$27,000 are owed in past dues from 2011-present. It is confirmed that it is the responsibility of the Seller, not the Buyer to pay past dues prior to close of escrow. The Board notes the difficulty of telling residents at the annual meeting who are in arrears and cannot vote as a result, is not taken well. The Board has asked the Treasurer to proactively engage with residents who owe past dues. The Board reviews the form letter created to notify resident what they owe.

The Board is reminded of the motion to decide full benefits, no benefit, or partial benefits for members not and good standing.

#### AC

The Architectural Committee has new members: Cindy Vohland, John Ransier and Glenn Beer. Ransier will be updating the website as it pertains to AC Reports, and Beer will be handling AC paperwork and has created a new format. AC minutes attached.

Regarding the AC minutes, it was noted that resident John Dudzinski has a standing complaint regarding a neighbor's construction as it relates to his personal privacy. It's emphasized that the CC&R's do not protect privacy and therefore the Board cannot act on privacy issues or complaints.

The AC notes that the resident at 3607 Surfwood clarified that they are changing their construction plans from a flat roof to a minor slope, and there should be no worries regarding a rooftop deck, however the project is not fully approved yet.

#### Treasurer

An additional amendment to the August 6, 2017 meeting minutes is needed. There was a mistake in the Treasurer's report. The SMPOA stated bank account interest accrued was \$0.24. The accurate number was around \$177. The Treasurer will get exact amount for correction.

The Board received \$575 dollars last month in dues payments.

Treasurer provides report (see attached).

#### Block Party

It's suggested that the Board need to start collecting donations for the Annual Block Party as it rapidly approaching. The Board discusses potential corporate donors and names of organizations are taken as suggestions. It is noted that Marta Samulon has offered to participate as a sponsor, and the board decides that \$250 is an appropriate donation from a corporate sponsor if it is a local business/proprietor. However, if it is a large national or global

service provider donations should be substantially larger. The Board agrees that two runs of flyers promoting the block party should be delivered to residents and sponsors could advertise on the flyer. It will cost \$100 per delivery run. The Board agrees it's a fair rate. Suggestions for additional forms of reminders may be refrigerator magnets. The Board agrees regarding the need to begin soliciting sponsors this month to ensure enough time to secure sponsor, and enough time for sponsors to advertise. Other forms of display advertising are discussed for sponsors, such as advertising in the Sunset Mesa-Ge, and sponsoring a booth or a table to food at the block party.

The Board discusses where to host the party. Two Board Members live on cul-de-sacs. Clifftop may be too long, unwieldy and it would be hard to contain the party, as well as deal with parking. The Board determines the party will be hosted on Kingsport. A flyer will be created to notify residents at the Kingsport cul-de-sac. The Board will consider a raffle with prizes such as dinner from a local sponsor, ex. Maestro's or an event at Rosenthal Wine.

Last year the block party cost under \$5,000, and roughly \$2000 was collected from sponsors. If the Board want more support this year, sponsors need to be solicited early.

Creative ideas for items to be sponsored are discussed. It's decided that the Board will work with Lola Ross to come up with additional events or activates. Suggestions include a moon bounce, food trucks, etc. The Board will create a "calling all volunteers for the block party" notice for the upcoming Sunset Mesa-Ge. It's confirmed that the SMPOA is only soliciting organizations for donations to the block party, not homeowners.

#### Dues

The Board discusses tactics and position on collecting past dues. The Board affirms that this work needs to be done and review's form letter that notifies resident of outstanding balances. The Board requests the letter to include that "in order to be a member in good standing, you need to have paid your dues up-to-date."

#### Parking

Two month prior the Board discussed putting up signs in the neighborhood that restricted parking and notified of street cleaning. The Board agreed to table the issue for now.

#### Guard Gate

The Board revisited the discussion from last month around reconsidering a guard gate at the entrance to our community. The Board discussed the restrictions and the need of cooperation from the homeowner whose driveway would be blocked because of the guard station. The Board agreed that it would be highly unlikely that any resident would agree to that. The Board discussed the guard gate that had been erected at Malibu West, only to be taken down. The President moved to table the guard station/gate discussion indefinitely and the motion was approved.

### Parcel on Coastline

The SMPOA was approached by one of the owners to the parcel on Coastline near the viewpoint. This owner would like to sell interest his property, as he is not able to build on it as he had intended. It's suggested that the Board consider potential upsides of purchase, as an association, the SMPOA would qualify as a Davis-Sterling. The Board discussed how the property could be held in an LCC with members of SMPOA holding shares. Reasons for owning it aside from becoming a Davis-Sterling organization, could be to assure no one else will build on it and to create a community space, whether a shared viewpoint, park or a community meeting place and bulletin board. A Board member mentions that it may not be in the association's best interest from a liability perspective, and the significant insurance necessary. The Board agrees to revisit the discussion during its next meeting.

### Welcome Package

It's suggested that the Board to consider creating a welcome package for new resident that will contain a variety of helpful information. A template has already been created and is shared with the board for review. The Board agrees that it is an excellent idea, and to continue discussion at the next Board meeting.

Meeting adjourns at 8:46pm.

A handwritten signature in black ink, appearing to read "Jeremy Cohen". The signature is written in a cursive, flowing style with a large initial "J".

Jeremy Cohen, Secretary

**CHASE CHECKING ACCOUNT AS OF AUGUST 31, 2017**

| DEPOSITS DATES | AMOUNTS    | FOR            | DEBITS | CHECKS | PAYEE       | PURPOSE          | DATE      | AMOUNT   |
|----------------|------------|----------------|--------|--------|-------------|------------------|-----------|----------|
| 8/1/2017       | \$322.51   | INS REFUND     |        | 1010   | ALENA KAYE  | EDIT/DEL MESA-GE | 8/10/2017 | \$650.00 |
| 8/7/2017       | \$1,275.00 | HO DUES        |        | 1011   | FARMERS INS | ADD ENDORSE      | 8/7/2017  | \$173.00 |
|                | \$450.00   | HO DOCS        |        | 1012   | MARK ESTES  | POOP BAGS        | 8/11/2017 | \$192.52 |
| 8/7/2017       | \$0.24     | CLOSE WFB ACCT |        | 1013   | PAULA S.    | EDIT/DEL MESA-GE | 8/21/2017 | \$650.00 |
| 8/18/2017      | \$2,775.00 | HO DUES        |        | 1014   | PAULA S.    | UPDATE QB PAY    | 8/21/2017 | \$75.00  |

CREDITS \$4,822.75 DEBITS \$1,740.52

CHASE BANK CHECKING ACCOUNT GRAND TOTAL AS OF AUGUST 31, 2017 \$68,599.72

**UBS FINANCIAL ACCOUNT AS OF AUGUST 31, 2017**

CASH \$2,800.03  
 FIXED INCOME \$80,945.50

UBS GRAND TOTAL AS OF AUGUST 31, 2017 \$83,745.53

**ONE WEST BANK ACCOUNT AS OF AUGUST 31, 2017**

CERTIFICATE OF DEPOSIT \$200,000.00  
 INTEREST THIS PERIOD \$177.89  
 TOTAL INTEREST ON CD \$521.74

ONE WEST BANK GRAND TOTAL AS OF AUGUST 31, 2017 \$200,521.74

COMBINED TOTAL OF ALL ACCOUNTS AS OF AUGUST 31, 2017 \$352,866.99