

SMPOA Meeting Minutes

April 4, 2022

OPENING

Vice President Howard Gould called the meeting to order at 7:30pm. via ZOOM.

PRESENT

The following Board members were in attendance: Vice President Howard Gould; Architectural Committee Chair, Mark Stoeckinger; Albert Chang; Ed Weitzer; Secretary, Desa Stoeckinger; Martin Legowiecki; Arthur Chan; Treasurers, Rachael Klein and Seth Fonti. Also, in attendance was: Parliamentarian Rick Silver; ADT Representative Alan Parrish and resident Frank Saslow.

NEW BUSINESS

Safety and Security

Howard Gould and Seth Fonti gave background and recommendations on our neighborhood security issues including the following:

1. In the past when there was an uptick in break-ins, there was a push for more ADT enrollment. The increase in enrollment added more shifts to ADT and reduced crime dramatically.
2. Recently neighborhood break-ins escalated when the RV's were forced out of Venice and began parking on the Mesa side of PCH at Coastline. Rick Silver and others worked to get NO PARKING signs put up by the County.
3. Prior Boards have researched various deterrents including: privatizing the neighborhood; guard gates, kiosks ,and security cameras, but none were realized due to a variety of factors, mostly legal and financial. There are privacy issues and property issues to consider. The board owns no property.
4. Investigation of new technology including camera surveillance license plate readers will be researched. Flock security cameras will be explored.
5. It is important to let the community know the history and results of the many deterrents that have been studied by prior boards.
6. ADT representative Alan Parrish spoke on what ADT is currently doing to prevent crime in Sunset Mesa.
 - Dedicated patrol - a dedicated officer for Sunset Mesa only
 - Best deterrent is 24 hours coverage . The cost of doing business is up due to fuel prices and labor cost, so an increase in subscribers is necessary.
 - We need approximately 200 more people to join to get to 24 hour coverage.
 - Current membership is 193 between Pacific View Estates and Sunset Mesa.

- ADT could shift schedules and alternate days so hard to figure out exact schedules
- ADT cars with flashing lights drive around periodically to show a presence.
- PVE has 95 homes and need help from Sunset Mesa for coverage.
- Some of requests of ADT by neighbors are not legal such as stopping cars as they come into the Mesa and shining lights in their eyes.
- Recommendations going forward to acquire more sign ups:
 - hold a backyard event to answer questions and sign people up
 - distribute fliers
 - call previous subscribers

COMMITTEE REPORTS

Architectural Committee - Mark Stoeckinger

Site Visits for April 2, 2022

1. 3833 Malibu Vista Drive - Issue: construction / addition Neighbor to north has approved changes. Status: Approved
2. 3753 Malibu Vista Drive - Issue: construction of fence between neighbors. Status: Approved no OVI dispute
3. 3601 Shoreheights Drive - Issue: OVI from downhill neighbor's foliage. Status: OVI confirmed
4. 18157 Kingsport Drive - Issue: balcony construction. Did not submit plans to AC in time for visit. Architect will submit dimensions to uphill neighbors to determine if there is any roofline change.
5. 3652 Oceanhill Way - Issue: OVI and solar panel installation. Solar panels have been moved for least OVI and most efficiency as per California State laws.

Howard Gould explained how in practice the AC often acts as a mediator for OVI disputes, which is built into the process of the site visits. In general, the AC activities are governed by the CC&Rs.

Martin Legowiecki discussed how building permits can be looked up on the County website and if the approved plans are different from what is being constructed, the County inspector will come out within days and stop the construction.

An email and certified letter was received by the AC from Ms. Honda regarding a dispute resolution about the building of a fence between her and her uphill neighbor. The AC does not have a dispute with this matter and has already made a determination according to the CC&Rs.

Treasurer's Report - Rachael Klein and Seth Fonti

- Summary SMPOA Financials for M/E. March 2022:
 - Net Operating Income for March 2022 was net negative \$21,983
 - Revenue: \$5,550 includes 2022 dues, escrow document fees, past due balances closed out, and advertising revenue
 - Expense: \$27,533 driven by spike in insurance expense given lawsuit, geography, market landscape
 - Upcoming negative cash flow expected in April:
 - (+) \$500 in dues pending (checks mailed)
 - (-) \$970 in approved safety preparedness spend (FCC license & radios)
 - (-) \$2,400 legal fees tied to Filler/Feygenson lawsuit
 - (-) \$560 tax preparation
 - Stifel Account is currently invested in 100% CA municipal bonds
 - Propose reinvesting \$75k into SPY (common equity) from proceeds of bonds maturing in July.
- SMPOA Taxes completed and filed
- Draft Operating Budget
- Banc of California Pacific Palisades closed indefinitely
- Activities to be completed: 1) Operating Budget. 2) Review equity investment allocation

Summary SMPOA Financials for March 2022

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|--------------------------------|-----------|
| Banc of CA - Business Checking | \$ 24,429 |
| Stifel Investment | \$363,539 |

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| TOTAL SMPOA ASSETS- | | \$387,968 |
| Escrow Doc Fees, Advertising, Past & CY-2022 Dues coll. | \$ | 5,550 |
| TOTAL REVENUE- | \$ | 5,550 |
| Insurance | \$ | 26,741 |
| Quickbooks Fees | \$ | 562 |
| Printing & Mailing | \$ | 230 |
| TOTAL EXPENSES- | \$ | 27,533 |
| NET OPERATING INCOME | - | \$ 21,983 |
| Stifel Investment Portfolio Activity: | | |
| Income & Distributions | | \$1,775 |
| Unrealized Gain/Loss | | \$2,498 |
| NET CHANGE IN STIFEL PORTFOLIO- | | \$ 723 |

Seth Fonti reported on the Insurance coverage and the significant increase and its effect on the budget. A discussion was held on the challenges, mitigation approaches and key next steps to be taken, one of them being to obtain 100% dues collection. We are currently at approximately 60%. The summary will be in the April Mesa-ge.

NEXT MEETING

The next Board of Directors meeting will be held on Monday, May 9th at 7:30 p.m. via Zoom.

ADJOURNMENT

Vice President Howard Gould adjourned the meeting at 8 p.m. and the board entered into an executive session.

Minutes Submitted by:

Desa Stoeckinger

Secretary