

SMPOA Meeting Minutes

August, 12 2023

OPENING

President Seth Fonti called the meeting to order at 7:30 pm. via ZOOM.

PRESENT

The following Board members were also in attendance: Vice President, Howard Gould; Treasurer Rachael Klein; Website Manager Arthur Chan; Ed Weitzer; Norm Dupont and Members Farnaz Dadmanesh and Thomas Richter. Absent was Architerucal Committee Chair Mark Stoeckinger and Secretary, Desa Stoeckinger.

NEW BUSINESS - Seth Fonti

- Norm Dupont reviewed with the Board proposed updates to Sunset Mesa Local Area Disclosures to streamline and simplify in addition to reflecting the recent dues increase to \$125.
- Norm Dupont and Howard Gould provided the Board an update on progress on the 2024 CC&R Restatement Process. The Board has solicited the community to volunteer to serve on a committee which will review and propose enhancements, modifications or clarifications of critical CC&R elements as part of once every decade restatement. An estimated 6 MIG volunteers have asked to participate in addition to four board members (messrs: N. Dupont, S. Fonti, H. Gould, M. Stoeckinger). A kickoff will be held on August 25th and an updated will be provided to Board in September to confer membership of committee and path forward

COMMITTEE REPORTS

Architectural Committee – Ed Weitzer

August 12, 2023 AC site visits

- 18214 Wakecrest Drive – OVI from high hedge and bush starting from the shared fence towards the ocean
- 3612 Malibu Vista Drive – solar panel installation (Approved)
- 3613 Shoreheights Drive – approved for county compliant pool fencing that has the least impact on ocean view (glass)
- 3648 Oceanhill Way – no OVI yet under review based on determining what (inground pool with elevated jacuzzi and grotto) is being built at 3652 Oceanhill conforms to submitted and approved 2022 plans

Feedback re: 3652 Oceanhill Way Construction

- Mr. Richter and Ms. Dadmanesh expressed their concern about the construction at 3648 Oceanhill Way, namely that it violated the height specifications set forth in the original plans and was in violation of the CC&Rs and County building requirements.
- The Board reviewed several pictures of the current structure and agreed that it was approved by the Architectural Committee in June 2022. The site visit on August 12th was attended by a limited number of members so the Board President, Seth Fonti committed to visiting the site in the next 7 days. On August 12th there was a conclusion that no OVI existed based on the interim state of the build at 3652 Oceanhill Way.
- In the interim the Board has requested to review the plans submitted in June 2022 vs. the current build and suggested that an County inspection report be reviewed for compliance vs. plans.

Treasurer’s Report - Rachael Klein

Summary SMPOA Financials for July 2023	
Banc of CA (BCA) — Business Checking	\$ 32,735
Stifel Investment	\$ 372,924
TOTAL SMPOA ASSETS	\$ 405,659
Dues/Document Fees/Radios/Hats	\$ 250
TOTAL REVENUE	\$ 250
Annual Election Balance - Don Mink	\$ 500
Transaction Charges: QuickBooks/VENMO Fees	\$ 3
Storage	\$ 320
TOTAL EXPENSES	\$ 823
NET OPERATING INCOME	\$ (573)
Stifel Investment Portfolio Activity	
Income & Distributions	\$ 1,079
Unrealized Gain/Loss	\$ (349)
NET CHANGE IN STIFEL PORTFOLIO	\$ 731

- July was not an active month for revenue or expense.

- Net Operating Loss for July 2023 was \$573 primarily due to limited revenue.
- Annual Billing for dues will begin in October and be due January 1st.

Newsletter and Emergency Preparedness - Rick Silver

- Rick Silver indicated he has been in contact with Lost Hills Sheriff Station to discuss more regular patrolling and enforcement on the no overnight parking area on PCH. There has been a noticeable uptick in recent weeks and LASD indicated they will begin more active patrol and enforcement.

Executive Session

The regular meeting of the Board concluded at 8:15 pm. The Board then continued in executive session to discuss the following matter:

Filler v. Sunset Mesa Property Owners Association, Inc., Case No. 21STCV12618 (Los Angeles County Superior Court).

Next Meeting

The next Board of Directors meeting will be held on September 12th at 7:30 p.m. via Zoom.

ADJOURNMENT

The meeting was adjourned by President Seth Fonti at 8:45 pm.

Minutes Submitted by: Seth Fonti, President