

SMPOA Meeting Minutes

February 7, 2022

OPENING

President Jon Cherkas called the meeting to order at 7:30pm. via ZOOM.

PRESENT

The following Board members were in attendance: President Jon Cherkas; Vice President, Howard Gould; Architectural Committee Chair, Mark Stoeckinger; Albert Chang; Ed Weitzer; Secretary, Desa Stoeckinger; Martin Legowiecki; Treasurer Rachael Klein and Co-Treasurer Seth Fonti. Also, in attendance were: Parliamentarian Rick Silver; advisor Norm DuPont; new website manager, Arthur Chan; residents Diana Osborne and Anthony Raptis.

COMMITTEE REPORTS

Treasurer Report - Rachael Klein and Seth Fonti Summary SMPOA Financials for M/E Jan. 2022:

Banc of CA - Business Checking	\$ 41,369
Stifel Investment	\$364,948
TOTAL SMPOA ASSETS	\$406,316
Doc. Fees Past& CY-2022 Dues Collection.	\$ 21,521
QuickBooks Fees	\$ 134
Total Expenses	\$ 134
NET OPERATING INCOME	\$ 21,387

Stifel Investment Portfolio Activity

Income and Distributions.	\$ 1,843
Unrealized Gain/Loss	\$ (2,069)
NET CHANGE IN STIFEL PORTFOLIO	\$ (226)

- As of 2/13/22, our community collection is at 46%: +\$22K in dues has been paid across ~220 members
(\$25K) in dues remains outstanding, across ~250 members (54%)
(\$1K) in advertising revenue remains outstanding across 3 advertisers
(\$1K) in escrow demand document fees remains outstanding across 2 sales
Past Due Balances:
 - As of 2/13/22, approximately 44% of our neighborhood has past due balances (prior to 2022).
 - This translates to ~212 owners with account balances totaling \$128K

Norm Dupont mentioned that Article VII of the by-laws need to be amended to reflect the new due date of Jan instead of July 1. Howard Gould agreed said that the new practice was instituted and that the by-laws still need to be officially changed to the new due date of January to be consistent with our practice.

Architectural Committee - Mark Stoeckinger

Site Visits for January 8, 2022

18421 Coastline Dr. - Issue :Roof Construction.

Status: Homeowner not home. No determination made.

3713 Seahorn Dr.- Issue : Construction of fences.

Status: Need to erect story pole sight lines for proposed fence. If neighbors have no issue within 30 days, fence will be approved.

3831 Surfwood Rd. - Issue: Front and backyard hardscape

Status: Current phase of the hardscape approved. Future pergola will require a separate site visit and approval at a later date.

3728 Castlerock Rd. - Issue: Construction

Status: AC approves construction providing 3710, 3716, and 3722 Castlerock sign off on the adjustments made from 12/4/21

Arthur Chan brought questioned whether or not the AC Committee deals with privacy issues. Mark Stoeckinger responded no. Norm Dupont suggested that when the CC&R's are revised that a privacy clause may be considered.

The next A/C site visits will be held on Saturday, March 5, 2022.

NEW BUSINESS

Howard Gould and Norm Dupont discussed the impending formation of the Legal Advisory Committee. Norm Dupont agreed to lead the formation of the committee.

The Formation of the By-laws and CC&R restatement committee. We need volunteers to chair, co-chair and be a member of this committee. The completion ois due in 2024. The committee should be formed in July 2022 and start in September 2022. All members in good standing are welcome and appreciated.

Arthur Chan agreed to replace Imad Bitar in the position of Website manager. The website was redesigned by Board member Martin Legowiecki.

A replacement is still needed for Paulette Silver, editor, publisher and distributor of the Sunset Mesa-ge who has been in the position since 2016.

Rachael Klein suggested that a portion of the website be password protected for members in good standing due to sensitive material. The Board agreed.

Arthur Chan introduced himself to the Board. He is in digital marketing and is interested in facilitating ideas to increase revenue for the SMPOA.

NEXT MEETING

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

ADJOURNMENT

President Jon Cherkas adjourned the meeting at 8:52 p.m. and the board entered into an executive session.

Minutes Submitted by:

Desa Stoeckinger

Secretary