

SMPOA Meeting Minutes

March 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; Albert Chang; Ed Weitzer; Secretary, Desa Stoeckinger; Martin Legowiecki; Treasurer Rachael Klein and Co-Treasurer Seth Fonti. Also, in attendance was: Parliamentarian Rick Silver; A/C Member Norm Dupont. Absent was Vice President Howard Gould and Architectural Committee Chair Mark Stoeckinger.

COMMITTEE REPORTS

Architectural Committee - Desa Stoeckinger (for Mark Stoeckinger)

Site Visits for March 5, 2022

3728 Castlerock Road Construction was approved after adjustments were made to accommodate 3710, 3716, 3722 Castlerock uphill neighbors. The construction at 3728 Castlerock Road is the remodeling of an existing grandfathered in backyard pergola and view deck. The 3728 Castlerock homeowner replaced railing with agreed upon glass and the pergola covering was trimmed back to satisfy OVI concerns.

3616 Shoreheights Drive OVI from side and backyard trees. OVI confirmed

3633 Malibu Vista Drive visit not required for front and backyard hardscape remodel

3847 Malibu Vista Drive rear OVI due to fruit trees in the side yard. OVI confirmed

3753 Malibu Vista Drive has OVI issues from 3864 Malibu Vista both for proposed construction and trees causing OVI. We requested homeowners speak to each other to resolve issue. OVI confirmed

3652 Oceanhill proposed solar panel installation. Story poles indicating where the solar panels will be need to be installed before approval can be granted. Coordination with 3648 Oceanhill will need to be confirmed. LOD pending

3864 Malibu Vista Drive is proposing an addition and remodel on the street side of their property as indicated with story poles. As the story poles are currently displayed an OVI seems to be present. Engaging affected neighbors regarding this remodel was suggested prior to any LOD. Not approved.

3648 Oceanhill needs to install story poles to indicate where the panels will be therefore solar panel approval is pending those site lines. 18131 Kingsport has installed rooftop air

conditioning ducting which cause a slight OVI. 18131 also has back and side yard trees causing OVI OVI confirmed.

The next date for A/C sited visits will be on Saturday, April 2, 2022

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

Financial goals

The Board's financial goals continue to be as follows – establish a checking account balance to:

- 1) Support the primary purpose of the board which is defending the CC&Rs and supporting homeowners' ability to preserve the equity of each property
- 2) Establish a regular community event for owners and residents
- 3) Improve the website to better serve the neighborhood and increase communication

Banc of CA	\$ 46,412
Stifel Investment	\$364,262
Total SMPOA ASSETS -	\$410,673
Doc. Fees, Past & CY-2022 Dues Collection	\$ 10,240
TOTAL REVENUE	10,240
QuickBooks Training	120
QuickBooks Fees	134
Legal Fees	1,699
Storage Fees	2,880
Printing Fees	365
TOTAL EXPENSES	5,197
NET OPERATING INCOME	5,043
Stifel Investment Portfolio Activity	
Income and Distributions.	750
Unrealized Gain/Loss	(1,436)
NET CHANGE IN STIFEL PORTFOLIO	(686)

Summary of Financials

The community's checking account had positive net income of \$5K for February given the proactive participation of members paying their annual dues and those members who have addressed their past due balances.

February expenses of \$5K offset the \$10k in income (costs include: document storage, legal expenses, newsletter printing costs, invoice mailing expenses)

Elevated Insurance Costs

Insurance costs for the association are expected to rise significantly this year due to pending litigation and broad-based macro stress in Southern California insurance markets causing a significant number of carriers to pull out. Significantly elevated insurance costs and legal expenses are anticipated to put a strain on the operating budget in FY 2022. The focus remains to increase revenue by focusing on increasing the overall collection rate of billed dues. A medium- and long-term operating budget will need to be reviewed under several scenarios pending the outcome of where insurance costs ultimately stabilize. At current levels the insurance costs combined with a collection rate below 75% put the operating cash flow of the association at risk.

- 4)
- 5)
- 6)

Legal Advisory and CC&R Restatement Committees

Norm Dupont is spearheading and recruiting volunteers for the Legal Advisory committee and the CC&R Restatement committee. Seth Fonti volunteered to be on the committee and Norm Dupont will have a list of names of volunteers at the April meeting.

Sunset Mesa-ge

A volunteer is still needed to fill the duties of Paulette Silver for the Sunset Mesa-ge coordinator.

Emergency Preparedness Committee - Rick Silver

Rick Silver has taken on this Emergency Preparedness Committee project since the Woolsey fire of 2018. Rick has been trying to get a plan in motion between himself, the Board and the County.

Resident Cam Aston has taken over as chair of the committee. Some of the projects discussed at the meeting were:

- Every month there will be useful tips in the Mesa-ge
- A home hardening project is underway to offer the neighborhood for fire and earthquake safety along with energy conservation, and alternative energy sources.
- PCH and Topanga Canyon fire and safety issues
- Accerlated beach erosion

- Homeless
- Two-way radio program needs funding - There has been significant improvement on the PCH RV parking.
- Chad Waters is the new lieutenant for Lost Hill and is aggressive in enforcing the PCH RV parking rules, and putting up the signs that have been removed along PCH.
- A Q and A meeting has been organized with the County agencies to help us understand how we coordinate evacuations in the case of an emergency.

NEW BUSINESS

The Board voted for Arthur Chan to be on the SMPOA Board of Directors as the new Website Manager
The Board voted to purchase the two way radios and the channels for the emergency bandwidth for \$1000

NEXT MEETING

The next Board of Directors meeting will be held on Monday, April 4 at 7:30 p.m. via Zoom.

ADJOURNMENT

President Jon Cherkas adjourned the meeting at 8:35 p.m. and the board entered into an executive session.

Minutes Submitted by:

Desa Stoeckinger

Secretary