

SMPOA Meeting Minutes

March 14, 2023

OPENING

President Seth Fonti called the meeting to order at 7:35 pm. via ZOOM.

PRESENT

The following Board members were also in attendance: Vice President, Howard Gould; Treasurer, Rachael Klein; Architectural Committee Chair, Mark Stoeckinger; Norm Dupont; Website Manager, Arthur Chan; Ed Weitzer; Secretary, Desa Stoeckinger and Parliamentarian Rick Silver. Absent was Kristina Pabst,

COMMITTEE REPORTS

Treasurer's Report - Rachael Klein

	A	B
1	Summary SMPOA Financials for Feb 2023	
2	Banc of CA (BCA) — Business Checking	\$ 37,690
3	Stifel Investment	\$ 368,249
4	TOTAL SMPOA ASSETS	\$ 405,939
5	Dues/Document Fees	\$ 6,421
7	TOTAL REVENUE	\$ 6,421
8	Transaction Charges: QuickBooks/VENMO Fees	\$ 158
9	TOTAL EXPENSES	\$ 158
10		
11	NET OPERATING INCOME	\$ 6,263
12		
13	Stifel Investment Portfolio Activity	
14	Income & Distributions	\$ 995
15	Unrealized Gain/Loss	\$ (1,531)
16	NET CHANGE IN STIFEL PORTFOLIO	\$ (535)
17		

- Invoices have been created for all residents with known email, and physical invoices are ready to be mailed.
- We are positive for the month of February by approximately \$6,200. This is seasonal because we are in the process of collecting dues. There has been a steady stream.
- Statements were created for the large balances for residents who have a large balance and may not be aware.
- Plan is to publish dues statistics in the May 2023 Message.
- Seth commented on the continued headwinds with insurance for the Board. The negative feedback loop of large industry losses, ongoing litigation and limited carriers providing coverage create a sustainable issue for the board, community and ability to defend the CC&Rs. Insurance costs currently make up 50-60% of the annual operating budget. We need to continue to engage community on urgency of dues payment and continue to explore insurance alternatives. The Board's annual D&O renewal process is occurring in March 2023 – the existing policy is \$26,000 and expectation for those costs to potentially increase in light of on-going litigation

Architectural Committee - Mark Stoeckinger

- Mark and Seth are still looking for an administrator to organize the paperwork and handle correspondence for the AC.
- Visits for March 4th 2023 included the following members: Mark Stoeckinger; Renee Weitzer; Len Ovsiowitz; Gary Ovsiowitz; Mark Ovsiowitz; Abbas Satrap and Sara Doering.

February AC site visit

- 18447 Wakecrest Drive: On February 11, 2023 the Committee visited the site of a proposed view deck with a flat roof proposed at this Property. Thereafter, the full Board of Directors considered this application, which had been the subject of two prior appeals by neighboring homeowners. The Board issued a Notice of Determination dated March 8, 2023 which denied the application. Thereafter, legal counsel for the applicants advised that they were considering their

options. The Board currently anticipates that a further trial-setting status conference will be held by the Superior Court for the County of Los Angeles on April 13, 2023. That conference may result in a resumption of a lawsuit brought by the applicants, Mr. Alex Filler and Ms. Miriam Feygenson, against the Association.

March 4 2023 AC site visits

18128 Kingsport Drive - 18128 has an OVI from tree straddling 18124 and 18128 Kingsport property line. 18128 wants to remove the tree yet 18124 Kingsport claims it straddles their adjoining property line.

3929 Malibu Vista Drive - solar panels on the south side of the property - panels to be virtually flush just above existing roof detail and not invasive to neighbors across street.

3833 Malibu Vista Drive - Front and rear property hardscaping. Rear grade extends backyard property beyond current grade. Front grade up to front sidewalk with the addition of a retaining wall. No apparent OVI issues and plans are signed off from uphill neighbor at 3825 Malibu Vista Drive.

Annual Meeting

- Pros and Cons of Having the Annual Meeting virtually or in-person were discussed.
 - Pros:
 - Neighborly camaraderie and face to face interactions
 - Voting in person. Saves costs on ballot mailing.
 - Cons:
 - Cost of venue rental
 - Cost of food provided
 - Covid and public health concerns

Possible venues were discussed, and further review will be undertaken and communicated to the community.

Executive Session

The regular meeting of the Board concluded at 8:17 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).

No reportable actions were taken on this matter.

Next Meeting

The next Board of Directors meeting will be held on Tuesday, April 11th at 7:30 p.m. via Zoom.

ADJOURNMENT

President Seth Fonti adjourned the meeting at the conclusion of the Executive Session.

Minutes Submitted by: Desa Stoeckinger, Secretary