

SMPOA Annual Meeting Minutes June 6, 2020

President Ed Weitzer called the 57th Annual Meeting of the Sunset Mesa Property Owners Association to order at 3:05pm on a Zoom meeting due to the Coronavirus Safer at Home Initiative. Eighty members in good standing are present.

In attendance were the following members of the SMPOA Board: Ed Weitzer, Martin Legowiecki, Howard Gould, Paulette Silver, Teresa LeGrove, and Albert Chang. Absent were Mark and Desa Stoeckinger.

Also, in attendance was Parliamentarian Rick Silver, and website manager Imad Bitar.

1. President's Welcome Message (Ed Weitzer)

- a. Welcomed and all members of the community to the meeting, and thanked them for making Sunset Mesa a wonderful place to live.
- b. Thanked volunteers for serving on the following committees:
 - i. Architectural Committee
 - ii. Emergency Preparedness Committee
 - iii. Street Representatives
 - iv. Sunset Mes-age contributors and sponsors
 - v. Sunset Mesa website manager
- c. Reviewed key accomplishments over the past year, including:
 - i. Sunset Mesa website is now easier to navigate and read and will be password protected in the near future. Thank you to our website manager Imad Bitar.
 - ii. Continued work with Lost Hills Sheriff and Highway Patrol Department on parking management of recreational vehicles on PCH between Coastline Drive and Topanga Blvd.
 - iii. Continued work with ADT security to ensure the safety of our neighborhood and work towards our goal of a 24 hour, seven day a week dedicated patrol.
 - iv. The Emergency preparedness committee's effort over the last year has enabled Sunset Mesa to be assigned to Zone 10 in the Los Angeles County District to improve coordination of evacuations and services in a disaster.

2. Treasurer's Report (Teresa LeGrove Cherkas)

- a. Treasurer's Report for June 13,2020 - June 4, 2021
 - i. Total Income = \$52,690.71
 - ii. Total Expenses = \$45,698.99
- b. Explained that there is a \$450 document fee collected for documents given to the escrow company when a home is sold.
- c. Dues collected this year are \$150 dollars for a year and a half, which covers July 1st 2020 to December 31st 2021.

- i. New invoices will be sent out in November/December 2021 which will be for \$100 which will cover January 1, 2022 until December 31, 2022.
- d. Not all newsletter advertising income has been collected yet for this year.
- e. Explained expenses for taxes and insurance. Insurance has been down this year.
 - i. Legal and professional expenses had to be paid.
 - ii. CPA is included in those expenses.
 - iii. Printing costs are down for Sunset Mes-age.
- f. Explained the two accounts: Banc of California and Stifel. The Stifel account is managed by Jon Cherkas.
 - i. As of 6/4/2021 Stifel - \$380,882.02. Cumulative return since inception (July 2019) 3.59% increase.
 - ii. Banc of California - 11,613.72
 - iii. Total of both accounts: \$392,495.74
- g. Jon Cherkas explained the Stifel Account investments.
 - i. We are invested in short term high grade California tax free municipals which have an average maturity of approximately 1 1/2 to 2 years, average duration about 1 year.
 - ii. The current yield that we are earning is about 3.66%, and the average credit quality is double A minus.
 - iii. We are making sure that there is some money in the money market in case money needs to be moved to Bank of California. The bulk of the money is fully invested.
 - iv. Explained that effective July 1st he will turn over the Stifel account to colleague Neil Hattem.
- h. Explained that we break even every year, and that not all home owners pay dues.
 - i. Suggested that dues be raised at some point.
 - ii. Getty cards will be available to current dues paying members this month.
 - iii. Dues can be paid when homeowners are sent an email invoice. Click on the ACH link will be directly deposited through Quickbooks.
- i. Teresa will be stepping down as Treasurer and said that it has been a pleasure meeting neighbors during her time serving on the board.
- j. Tree trimming by the county occurs every three years. If you want to plant a tree be careful of its growth potential.
- k. 2021/22 Estimated Budget:
 - i. Income - \$43,650
 - ii. Expenses - \$40,000

3. Vice President Message (Howard Gould)

- a. Thanked President Ed Weitzer and Teresa LeGrove for their hard work and dedicated service on the board.
- b. Reviewed the remainder of the meeting agenda.

4. Architectural Committee (Martin Legowiecki for Mark Stoeckinger)

- a. Thanked current A/C Members: Sarah Doering; Philip Cohen; Len Ovsiowitz; Abbas Satrap; Arnold Christiansen; and Glen Beer as secretary.
- b. Acknowledged the difficulty of site visits and social distancing due to the global pandemic.
- c. Explained that the A/C averages about five site visits a month.
 - i. Most visits are OVI (Ocean View Interference) related.
 - ii. Neighbors are asked to try and resolve OVI issues with each other before filing an A/C report.
 - iii. When reporting use the request form on the website and be as specific as possible. Send the form via the email address for the A/C Committee posted on the website.
 - iv. For building issues, fences etc. story poles are required before the A/C will make a site visit.
 - v. The A/C reports are posted on the website for 2020 and 2021 and work is being done to add previous years.
 - vi. Site visits are usually done on the first Saturday of the month, you will receive a Letter of Determination. The results will also be posted in the monthly newsletter. Neighbors have thirty days to raise objections.
 - vii. We would appreciate more volunteers on the A/C .
- d. Howard Gould Added the following A/C information:
 - i. The process of the A/C is as such: If there is an appeal of the LOD, that will go to the Board of Directors. Last year the entire board went out on an appeal to view the properties in question in order to make a determination. The OVI ruling as to whether the construction was going to be approved by the Board, was a reversal and determined that the board as a whole would not approve that construction.
 - ii. There was a lawsuit filed and it was the board named as the defendant so there is a lawsuit pending. We are also asking the homeowner involved to take a role in this lawsuit as well because they have the principal interest to protect.
 - iii. In terms of other lawsuits that are solely between homeowners, it is not always the case that the board will be involved.
 - iv. If two owners are arguing over what the CC&Rs allow, they usually already have the determination from the A/C and or the board of directors, which states the position of the homeowners association. That is a public

document and is available to them in the lawsuit, and, isn't necessarily the case that the homeowners association will appear as a party in that litigation.

- v. Monthly board meetings are open, and members may attend them which we have been holding by Zoom.

5. Emergency Preparedness (Grant Graves MS, MPIO, MBA)

- a. Explained his interest and history growing up in Sunset Mesa with the danger of fires that have come very close. Due to his interest Grant went back to school to obtain a Masters Degree in Emergency Management based on developing a plan for community, which the Board, and especially Dr. Albert Chang helped facilitate.
 - i. Most recently Pacific Palisades fire burned 1,200 plus acres due to the dryness. It would have been much worse if there was a Santa Ana Wind event at the same time.
 - ii. Fire risk is up due to the drought. There is an increase in frequency of fires often caused by humans.
- b. Volunteers on our Emergency Preparedness committee have come up with goals for each homeowner.
 - i. Build from each household. Check fire alarms monthly. Replace every ten years.
 - ii. Coordinate Efforts
 - iii. Better Communication
 - iv. Increase preparedness
 - v. Increase Resiliency
 - vi. Work together
- c. Hazards in Our Community
 - i. Wildfires, Earthquakes, Pandemic, Access, Draught, Mud and Rockslides
- d. First Steps
 - i. Your Home - Two weeks worth of supplies
 - ii. Make a Plan, build supplies, and stay aware
 - iii. L.A. County Survival Guide will be dropped off at everyone's home- Read it and Keep it!
 - iv. Help the effort- Volunteer! We need you!
 - v. Prepare
 - vi. Check out [sunsetmesa.org/emergency](https://www.sunsetmesa.org/emergency) -preparedness

6. Tessa Charnofsky (L.A. Supervisor Shiela Kuehl's District Director)

- a. Explained that she works closely with the community of Topanga and TCEP
- b. Described that there will be a virtual fire drill on August 12 at 6:00 pm.

- c. Sunset Mesa is now Zone 10
 - i. Zone 10 is very important for evacuation purposes
- d. Discussed overnight parking on problems on PCH .
 - i. CHP and Sheriff's office are citing RV's and asking people to move.
 - ii. Vandalized No Parking signs will be replaced
- e. Howard Gould asked Tessa about brush clearance. She said that she would look into brush clearance for Sunset Mesa.
- f. Regarding emergency access through the Getty Villa property, Howard Gould explained that the Getty may allow access if mandated by emergency authorities, but not necessarily by homeowners.

7. Website Manager - (Imad Bitar)

- a. Provided a chart and explanation with an overview of existing features and planned enhancements of the website.
- b. Emphasized the importance of reading and accessing emergency information soon, before an emergency as there most likely will not be internet access or possibly electricity in a dire emergency.
- c. Pointed out the method of completing and submitting forms to the A/C directly through the website.
- d. Explained the rationale for password protection for our members only to access the website to protect sensitive information and guard against web crawlers.
- e. Homeowners will be sent an invite and then will be able to create a login.

8. ADT Patrol - (Alan Parrish, Patrol Manager)

- a. Longtime officer Tom Whitmore has moved and been replaced by Sharnay Purdy
- b. Our Goal is to have 24 hours dedicated coverage 7 days a week.
 - i. Currently we have a patrol 7 days a week on the day shift and Five nights a week coverage on the overnight shift.
 - ii. We need ten more members for 7 days a week night shift.
- c. Explanation of dedicated patrol
 - i. Dedicated patrol means that an ADT car stays in our neighborhood.
 - ii. Our Dedicated service includes Pacific View Estates.
- d. Services Offered to ADT Participants
 - i. Vacation watch and care of mail and package relocation service
 - ii. Escort service Officer can meet you at your home.
 - iii. Will assist in emergency situations
 - iv. Will respond to calls of unusual activity

- v. patrol is supported by a 24/7 local patrol dispatch center. You will get a live person who will dispatch directly to the patrol person to assist you.
- vi. Follow the Hide it, Lock it, Keep it policy for vehicles etc.
- vii. Alan Parrish can be reached at 424-271-8251

9. Street Representatives Committee (Rick Silver)

- a. Explained that the purpose:
 - i. To distribute the newsletter monthly to each home personally. Please keep the newsletter for reference.
- b. Thanked and named Each Street Representative. The reps either live on or adjacent to the streets that they represent.
 - i. Castlerock: Amedeo Ferraro; Clifftop: Teri Carcano and Karen Clark; Kingsport Drive E: Marta Samulon; Kingsport Drive W: Wendy Wilomasky and Carol Eisen; Coastline: Maria Aguila; Malibu Vista: Nancy Perman and Susan Guggenheim; Oceanhill: Jon Cherkas and Teresa LeGrove Cherkas; Sandy Cape, Cloudcroft and upper Surfwood: Gabe Sokoloff; Seahorn: Colleen O'Brydon; Shoreheights: Steve Carcano and Norm Dupont; Surfwood (lower and middle): Dorothy Reinhold; Wakecrest E. and Spray Lane: Glen Lieberman; Wakecrest East: Cheri Bitar; Wakecrest W: Ferria Aguila and Corinne Karr.
- c. Thanked Martin Legowiecki and Imad Bitar for designing maintaining and improving the new website.
- d. Thanked Paulette Silver and Teresa LeGrove Cherkas for editing and publishing the Sunset Mesa-ge.

10. Howard Gould (Vice President)

- a. Howard Gould thanked Rick and Paulette Silver for all of the work they do for our community, above and beyond their duties.
- b. John Lehne has continued to offer curb address painting to all Sunset Mesa homeowners. Please check your curb number on a monthly basis, and call John if you need it repainted.
 - i. John Lehne: 310-454-9400
- c. Thanked current board members and outgoing board members for their service.
- d. Announced Board changes
 - i. Teresa LeGrove outgoing Treasurer
 - ii. Ed Weitzer outgoing President
 - iii. Mark Estes candidate
 - iv. Imad Bitar candidate
- e. Voting for 2021-22 Board

- i. Ballots will be mailed to members in good standing
- ii. All ballots should be returned immediately using the self-addressed and stamped envelope provided
- iii. All ballots will be sent to and securely held by the SMPOA Secretary (Desa Stoeckinger)
- iv. The secretary will then transfer the ballots to the Inspector for the Election (Linda Seltzer) who will tally the votes.
- v. The new officers will be announced in the July Sunset Mesa-ge and posted on the website.

11. Q&A with Attendees

- a. *Question:* What do the by-laws say about short term rentals? *Answer:* There is no policy in the by-laws but they will be amended to address the issue.
- b. *Question:* Is the land around water towers available to use? *Answer:* No the Water Department has never been allowed it because of the liability .
- c. *Question:* Can we put in a guard gate for the community? *Answer:* This was pursued extensively by our former president, Linda Kaye. Given the legal, technical and financial issues it was not deemed possible.

The Vice President adjourned the meeting at 4:37pm.

Minutes Certified by

Desa Stoeckinger

Desa Stoeckinger

Secretary

