

Cresta Palos Verdes Homeowners Association
August 19, 2021, Board of Directors Meeting Minutes

- I. **Call to Order:** The following are the Minutes of the Meeting of the Board of Directors of the Cresta Palos Verdes Homeowners Association, held on August 19, 2021. This was a video Zoom and telephonic meeting. Jack Simmons called the meeting to order at 5:35 PM.
- II. **Board Members Present:** Jack Simmons, President; Rob Hashemi, Treasurer; Kristin Lyons, Secretary; Gina Jorge, Member at Large and James Spencer, Vice President.
- III. **Board Members Absent:** None
- IV. **Management Company representative present:** Maria Lelea of Scott Management Company (SMC).
- V. **Owners Forum** Homeowners were provided an opportunity to provide comment on Association related business: Homeowner's Forum (3 minutes per owner)
- VI. **Owners present:** Eric & Diane Schott, Kathy Marlatt, Eleanor Hardy, Cyndi Pan, Karin Capodanno, Deborah and Mary Kay
- VII. **Minutes:** Review and approval of prior Board meeting Minutes: James made a motion to accept the meeting minutes for July 15, 2021, pending some corrections. A second was made by Kristin Lyons. The motion carried with all in favor.

VIII. Financial Review

As required by California Civil Code Section 5500 (a) through (f), the Board of Directors reviewed the Association's Monthly Financials report for July 2021. Scott Management reported the amounts shown on the Balance Sheet as to Assets and Liabilities, as of July 2021 are as follows: the Operating Account balance was \$42,403.18. The reserve account balance is \$234,890.44. The association is current with its monthly reserve contributions.

Rob, Association treasurer reported that the Repair GL line item is over the budgeted amount by \$(12,966.11) for the year. Jack suggested that Rob perform an audit and find out what could have been added in that account that can be transferred out of Repairs, so the Association stays within the budgeted projected expenses. Matter to continue at the next meeting.

The Association Landscaping committee chair, Kathy Marlatt, requested that Rob provide her a copy of the Tree Trimming year-to-date GL of expenses for the Landscaping committee to balance the allotted money for the end-of-year tree

trimming expenses. Matter to continue at the next meeting.

James made a motion approve the financials Jack S. made a second to the motion. Motion carried with all in favor. Financials are subject to year-end review by the Association's accountant.

IX. Committees

Landscaping Committee Report: - Notice provided by Kathy Marlatt, Landscaping Committee Chair:

- a. Landscaping Committee general report: The committee is currently seeking bids to take care of the current list of trees to be trimmed in the fall. This matter is tabled for discussion at the next meeting.
- b. The Oleanders– Kathy mentioned that the Oleanders are dying, and sooner rather than later, the Board will have to decide to trim and possibly start to replace the trees. This will need further review and the budget available to attend the extra maintenance needed to work with the Oleanders.
- c. Baldwin request status - The matter is tabled to the fall when the next tree trimming is scheduled.

Volunteer Maintenance Committee: - Notice provided by Kristin Lyons, Volunteer Committee Chair:

a. Storage Cabinets

- Adding unit #'s to garage storage cabinets/to be replaced by Committee. – Kristin was happy to report that the committee started the numbering of the garage storage cabinets. Larger and easier to see to identify the locations of the cabinets. It is a work in progress.

Volunteer Tennis Committee: -Notice provided by Tennis Committee Chairs Mary.

a. Tennis

- SMC presented a current bid and compared to the past proposals, the specs are not specific, and the numbers are not comparing apples to apples. The existing proposal requires a new evaluation, as some are too old, and the prices are not competitive in the work description. SMC – requested to get a better understanding of what the Board wants to do. Resurfacing is the goal. A new coating on existing, new stenciling, and improve the surface without tearing up the concrete.

The nets are new if any vendor has a suggestion to add as line items for Board to consider. Board agrees that all tennis courts companies bid on Resurface the

Tennis Courts. Prepare Lights. Patch cracks and spalls. Apply resurface coat: recolor and stencil. This matter is tabled to the next meeting as vendors need to re-evaluate the proposals.

X.Old Business

1. Clubhouse Rules Revision – The Board confirmed that the clubhouse rules revision was approved at the last board meeting. SMC will be mailing out the revision for the 28-day review period. The matter is tabled to the next meeting for further discussion
2. Concrete Walkway-Joint Replacement – Work in progress – SMC reports that Escobar Maintenance is handling the project. Matter is tabled to next meeting or until it is completed.
3. Unit #1 Slab Leak – The ePIPE system is a work in progress, no new updates at this time. This is a 10-year warrantee without the need to open the concrete
4. Unit #13 reported a missing chimney cap and missing stucco around top chimney concrete crow. Work in progress, no new updates at this time.
5. Unit #102 reported a missing chimney cap/chase cover replacement. Work in progress, no new updates at this time.
6. Cresta PV Meeting Locations – The Board agreed that until all COVID19 restrictions are lifted, they will continue to meet via zoom
7. Cresta PV Storage Boxes – 14 file boxes of Cresta PV documents are pending pickup from SMC. SMC provided a bid to have the Boxes picked up and brought to the Club House storage. Rob assured he would take care of picking up the boxes with no further delays. Matter is tabled for next month.
8. Unit 15 and 19 Common Area Garage Sewer Line – SMC to have the leaking pipe report investigated and acquire any bids as needed. The matter is tabled for the next Board meeting
9. Unit #47 Common Area Garage water leak - SMC to have the leaking pipe report investigated and acquire any bids as needed. The matter is tabled for the next Board meeting.
10. Unit #5 Skylight Request -. The skylight request is not approved, as the submission is incomplete, and there is no information to determine the skylight can be installed on the flat roof section. In addition, no other unit on that roof row has a skylight; as such, the installation or retrofitting of a skylight is not a

consideration as it will affect the roof integrity.

XI. New Business

11. 1-23 Water Pressure Report – This matter was completed, and no further action is required at this time.
12. HOA rules and City work ordinances – The Board will investigate if further addition to the existing Rules and Regulations is needed to address any ongoing City Work restrictions on Sundays for issues the Association has recently experienced. This matter is tabled for further review.
13. HOA Rules & Reg. Proposed Changes – This matter is tabled for further review.
14. Tenant /Leasing Policy - The Board will investigate if further addition to the existing Rules and Regulations is needed to address any ongoing Tenant/Leasing issues the Association has recently experienced. This matter is tabled for further review.
15. Trash and recycle Rules- The Board will investigate if further addition to the existing Rules and Regulations is needed to address any ongoing Trash and Recycling issues the Association has recently experienced. This matter is tabled for further review.
16. Clubhouse Reservation Reopening & Calendar- At this time, with the ongoing concerns of the CDC, the Board will review and evaluate at the next meeting if the clubhouse will reopen the club house to the community. The matter is tabled for further discussion.
17. Board Future Projects

Cresta PV Election Timeline – SMC confirmed that the election process is to start in late September or Mid October. As the Fiscal year end is on December 31. Annual Meeting will be held in January/February 2022. SMC to acquire Inspector of Elections Bids for the next meeting. Currently waiting for Bids.

XII. Select next meeting date – Thursday, September 16, 2021

XIII. Adjournment: The meeting adjourned at 6:58 PM as there were no Executive Matter to discuss.

Minutes provided by Maria Lelea