

Cresta Palos Verdes Homeowners Association Board of Directors Meeting Minutes

January 29, 2021

Due to a lack of quorum, the annual Association meeting and election of directors is adjourned to February 5, 2021 at Noon. A reduced quorum requirement of 25% is confirmed.

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 January 29, 2021. This was a video Zoom and telephonic meeting. Jack Simmons called the meeting to order at 6:05pm.

Board Members Present: Jack Simmons (JSP), President; Michael Riccio (MR), Member at Large; Rob Hashemi (RH), Secretary; Gina Jorge (GJ), Treasure; and James Spencer (JP), Vice President.

Management Company representative present: Pya Darzentas of Scott Management Company (SMC).

Owners Forum Owners present: Eric & Diane Schott, Kathy Marlatt, Kristin Lyons, Deborah Forrester, Susan Reymond, Renee Reymond, Beverly Gervais, Nancy Cafell, Mary Kay, Alan Hu, Karin & Michael Cappodano, Pauline Beecroft, Laurie David, and Bev Gervais.

Minutes: Motion made by JSP, seconded by RH and carried with all in favor to approve the November 14, 2020 Board meeting minutes.

Financial Review:

Reserve funding is over \$200,000 as of 12/31/20.

Expenses to be reviewed are aquascape maintenance expense, landscaping extras (shows over \$11,000 should be offset by last year's costs), water, cable and internet. It was noted that legal expense is over budget by \$15,000 due to a homeowner issue.

Committees

Landscaping

1. Owners requests Unit #6

Karin & Michael Cappodano submitted a request to replace Agapanthas in the section of land between unit #6 and unit #2 and offered to cover the cost. The Committee will take this under advisement.

Kathy Marlatt reported that bare spots have been filled in by Rancho California Landscape.

Tennis

Court conditions SMC to provide a summary of all tennis court resurfacing bids on file to the Tennis Committee.

Old Business

1. Handrails installation at two ramps that lead from the two driveways area to the area behind the condominiums have been completed by Escobar Maintenance. The total cost was \$324 higher than the original \$600 per location quoted due to the use of pressure treated lumber per the Board's instruction.
2. Rule revision regarding clubhouse use Tabled
3. The Board did not approve an estimate from South Shore Building Services to stencil the parking spaces by the clubhouse Shore Building Service .
4. Adding unit #'s to garage storage cabinets as needed is pending by Gina Jorge.

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New Business

1. Motion made by JSP, seconded by JS and carried to approve an architectural request from the owner of unit #97 for garage door replacement with a provided that the adjacent units do not have the same garage door color almond or model described as short raised panel.
2. Motion made by GJ, seconded by JSP and carried to approve Apex Roofing estimate in the amount of \$1,750 for roof repairs to unit #65 to repair a leak in the closet by the hallway and \$1,650 for roof repair at unit #101 to repair a leak in the west corner of the flat garage roof. SMC to request Apex Roofing for a 10% discount for this work.
3. Notice was provided that Apex Roofing was requested to repair three units roofs at a cost \$475 per unit due to heavy winds damaging roof tiles.
4. Owner request for reimbursement for electrical repairs
Motion made by GJ, seconded JS and carried to deny a reimbursement request from the owner of unit #110 for electrical expense to replace burned electrical wires located inside the wall, which were discovered when the unit owner was having kitchen cabinets replaced. The Board denied the request because the owner did not get prior approval from the Board.
5. Motion made by JS, seconded by JSP and carried to reimburse the owner of unit #29, Susan Reymond, in the amount of \$75 for rodent control inspection and \$225 for placement of rodent bait station at the unit's patio by Strategic Pest Management. This expense is expected to be charged back to an owner.
6. Determination of financial responsibility for Stephens Plumbing invoice #125670
Tabled
7. Trash cost options Tabled
8. Grate replacement lawn area after bridge by pond Tabled
9. Pool fence repair Tabled
10. Pool fence repainting Tabled

Schedule next meeting: February 13, 2021 at 10:00am.

The meeting adjourned at to executive session for review of a legal matter at 7:11pm.

Minutes provided by Pya Darzentas