

# Cresta Palos Verdes Homeowners Association

## Board of Directors Meeting Minutes

### February 13, 2021

- 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 February 13, 2021. This was a video Zoom and telephonic meeting. Jack Simmons called the meeting to order at 10:16pm.

Board Members Present: Jack Simmons (JSP), President; Rob Hashemi (RH), Secretary and James Spencer (JP), Vice President. Board member not present: Gina Jorge (GJ), Treasurer

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

**Owners Forum** Owners present: Eric & Diane Schott, Kathy Marlatt, Susan Reymond, Cindy Pan, Beverly Gervais, Nancy Cafell, Pauline Beecroft, Karen (Sunny) Liu, Ray Destabelle and Bev Gervais.

II. Determination of Officers

The officers remained in the same positions as previously held.

III. Minutes:

Motion made by JS, seconded by JSP and carried with all in favor to approve the January 29, 2021 Board meeting minutes.

IV. Financial Review

JSP reported the January 31, 2021 bank balances as operating account \$30,937 and the reserve fund \$216,716.

V. Committees

*Landscaping Committee Report:*

Bare spots were filled in and a small tree and bush were planted as a courtesy by RCL.

The walkway area behind unit #82 has been monitored and has been dry for some time. This is believed to be a result of some irrigation repairs.

There was discussion regarding scheduling of Olive tree trimming. It was decided that a few select trees are to be trimmed in the Spring and all to be trimmed in the Fall.

The wall below the tennis courts continues to be wet with water visible on the road. This is believed to be water from a drainage swale; possibly drainage from Vantage Point above. Due to concern of erosion to the retaining wall SMC to have a contractor inspect and provide recommendations.

Oleanders replacement review was tabled.

Owner's requests

It was reported that request from the owner of unit #6 to plant grass at a specific area was withdrawn by the owner who planted Agapanthus.

Baldwin request

JSP to review tree related requests from Frances Baldwin, an owner at Vantage Point, and JSP, Kathy Marlatt and Pya to meet with Ms. Baldwin in regard to her request.

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#### *Tennis*

Nancy Caffell proposed an option to convert one court to a paddle/pickle ball court.

JSP noted options; maintain two tennis courts; have two tennis courts but one with added pickle ball lines; have one tennis court and one paddle/pickle ball court; or to have one tennis court with the second court being devoted to pickle ball or paddle tennis, basketball hoop, or other play equipment. SMC to distribute a Survey Monkey to owners and include a note regarding the survey in the next billing statement.

#### VI. Old Business

1. Rule revision regarding clubhouse use  
The Board is in favor of groups of ten or less persons being able to use the clubhouse at no charge. JSP to send proposed rule revision verbiage to the Board for review.
2. Replacement of missing unit #'s to garage storage cabinets is pending action by GJ.
3. Apex Roofing was approved to perform roof repairs at unit #14 in the amount of \$475 for replacing broken or missing tiles, #65 in the amount of \$1,750, #72 in the amount of \$475 for replacing broken or missing roof tiles, #101 in the amount of \$1,650, and #103 in the amount of \$475 for replacement of broken and missing tiles. The majority of the missing and broken tiles were due to high winds.
4. SMC to look for paint for Harris Construction to paint recently replaced fascia at unit #46.

#### VII. New Business

1. Vacant Board position/SMC to send out an announcement to the owners for response if any owners are interested in serving on the Board.
2. Motion made by JSP, seconded by RH and carried to approve an architectural modification replacement from James Spencer of unit #90 to replace all windows and patio doors with Anlin Del Mar materials. JS abstained.
3. Motion made by JS, seconded by JSP and carried to approve. Apex Roofing estimate in the amount of \$1,450 to repair a roof leak at unit #69 above the living room.
4. Trash cost options  
The Board reviewed multiple communications from Waste Management regarding recycling contamination and overloaded trash bins as well as costs for replacement of a recycling bin with a trash bin. Notices and communication to be posted in bright color and distributed regarding proper trash disposal. The notice to provide information regarding proper bulky item disposal. RH to research cameras being installed at the trash enclosure areas.
5. The Board reviewed a notice of fee increase from Rancho Pool S. SMC to get quotes from other pool service companies.  
SMC to get quotes
6. Pool use solar panels to be turned on. If there is a solar panel temperature gauge it is to be set to 80 degrees. The pool heater is to remain off at this time.
7. Grate replacement lawn area after bridge by pond  
Motion made by JSP, seconded by JS and carried. to replace the damaged area drain grate located south of the pond bridge with a plastic grate at an estimated cost of \$300.
8. Pool fence repair For Board inspection
9. Pool fence repainting is to be referred to the Volunteer Committee.
10. Chimney cap/chase cover replacement unit #114/pending 3<sup>rd</sup> bid Tabled
11. Determination of financial responsibility for Stephens Plumbing invoice #125670  
Is pending GG comment

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VIII. Select next meeting date - March 13<sup>th</sup> at 10:00am.

IX. Adjourn to Executive Session at 11:27am for review of accounts receivable, legal and owner discipline.

Minutes provided by Pya Darzentas

DRAFT