

Cresta Palos Verdes Homeowners Association

Board of Directors Meeting Minutes

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

Board Members Present: Jack Simmons (JSP), President; Rob Hashemi (RH), Secretary; Kristin Lyons (KL), Member at Large and Gina Jorge (GJ), Treasurer Board member not present: 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, Susan Reymond, Cindy Pan, Beverly Gervais, Nancy Cafell, Pauline Beecroft, and Karen (Sunny) Liu.

- II. Vacant Board position
Motion made by JS, seconded by GJ and carried with all in favor to appoint Kristin Lyons to fill the vacant board position.
- III. Motion made by JS, seconded by RH and carried to approve the February 11, 2021 Board meeting minutes.
- IV. Financial Review
Comment was made of expenses over budget; tree trimming, gas expense, cable/internet, and legal expenses.
- V. Committees
- a. *Landscaping Committee Report:*
 - b. Rancho has focused on clean up of at the area behind level A with good results.
 - c. In reply to a homeowners request from the owner of unit #29 the Board decided to trim back a weather damaged plant to see if it recovers prior to approval for any replacement plants
 - d. Ms. Marlatt noted that in regard to Olive tree trimming the bulk will be trimmed in early fall, but several that block level A views will be trimmed in May. A proposal for this expense is expected to be available at the April board meeting.
 - e. Baldwin request
Discussion regarding Ms. Baldwin's concerns which were identified as the area by unit #1 and some very large Pine trees. Two quotes were provided by Rancho California Landscape. KM reported that Baldwin would not agree to pay for this proposed work. The Board decided to schedule an executive session board meeting to physically review the trees that Ms. Baldwin is requesting action on March 18th at noon.
Tennis
 - a. Survey results to date
35 owners responded with 34% preferred to maintain 2 courts, and 31% preferred to modify the second court to a paddle ball and pickle ball court.
There was discussion regarding limited hours for pickle ball due to possible noise concerns and other available options. .

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SMC to get bids to resurface the courts for the north court tennis with pickle ball with paddle tennis lines and the south court tennis only.

VI. Old Business

1. Rule revision regarding clubhouse use
JS to distribute a proposed new rule language regarding forward the proposed new rule to waive clubhouse usage fees for groups of ten or less to the membership for review
2. GJ reported that she could not find matching garage storage cabinet numbers and recommends replacing all numbers at a cost not to exceed \$600 with volunteers to install them. The Board approved this task. Action to be taken for resident's personal property to be removed from CPV HOA labeled storage cabinets in garage and the lock to be replaced.
3. Grate replacement lawn area after bridge by pond with a new plastic grate is not yet performed.
4. Escobar Contracting to be requested to provide an estimate for wrought iron repairs to the pool fence.
5. KL and GJ to repaint the pool area perimeter fence.

VII. New Business

1. Walkway wood joint replacements
SMC to request Escobar Contracting to provide recommendations and costs for composite wood materials and wood materials.
2. 1 Cresta Verde Drive/asbestos abatement/plumbing repair pending
The Board decided that the unit owner is responsible for asbestos abatement.
3. Clubhouse entry door lock repair request cancelled because when tested the work appeared to have no problems.
4. 95 Plumbing repair pending for pin hole leak
The Board determined that pin hole leaks are an unit owner responsibility
5. Pool service estimates are in process
6. Chimney cap/chase cover replacement unit #114/pending 3rd bid
7. Determination of financial responsibility for Stephens Plumbing invoice #125670
GJ reported that she approved payment of the invoice in the SMC payables system. The Board will consider charging the expense back to the unit owner.
8. Request was sent to Kilter Termite to inspect unit #85 for termite treatment
9. SMC to notify all residents that keys were found on the street by clubhouse and to notify SMC if they are theirs.

VIII. Select next meeting date – April 17, 2021 at 10:00am via Zoom

IX. The meeting adjourned to Executive Session at 11:50am for review of accounts receivable, legal and owner discipline.

Minutes prepared by Pya Darzentas.

Minutes approved April 17, 2021.