

Cresta Palos Verdes Homeowners Association  
May 27, 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 May 27, 2021. This was a video Zoom and telephonic meeting. Jack Simmons called the meeting to order at 5:33 PM.

**Board Members Present:** Jack Simmons (JSP), President; Rob Hashemi (RH), Treasurer, Kristin Lyons, (KL) Secretary and James Spencer (JP), Vice President.

**Board Members Absent:** Member at Large Gina Jorge (GJ)

**Management Company representative present:** Maria Lelea of Scott Management Company (SMC).

**Owners Forum** Homeowners were provided an opportunity to provide comment on Association related business: Homeowner's Forum (3 minutes per owner)

**Owners present:** Eric & Diane Schott, Kathy Marlatt, Pauline Beecroft, Siau Leong, Elenor, Cindy Pan,

II. **Minutes:** Review and approval of prior board meeting minutes  
Jack made a motion to accept the meeting minutes for April 17, 2021. A second was made by James S. The motion carried with all in favor.

III. **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 April 2021. Scott Management reported the amounts shown on the Balance Sheet as to Assets and Liabilities, as of April 2021 are as follows: the Operating Account balance was \$29,239.00. The reserve account balance is \$226,223.98. The association is current with its monthly reserve contributions.

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

IV. Committees

**Landscaping Committee Report:**

- a. Notice provided by Kathy Marlatt no news to provide at this time. She will be meeting with Rancho to review the current landscaping status and future projects, such as trimming the oleanders, the greenbelt issues, and the irrigation system troubleshooting.
- b. Baldwin request status - The matter is tabled to the next meeting for further discussion.

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***Volunteer Maintenance Committee:***

Tennis

- c. The volunteer maintenance committee reported that the project to put down the temporary lines on a court – The committee has not been able get together. The matter is tabled to the next meeting for further discussion.

a. Storage Cabinets

- d. Adding unit #'s to garage storage cabinets/to be replaced by Committee. – The committee has not been able to get together and organize the numbers installation. The matter is tabled to the next meeting for further discussion.

**V. Old Business**

- 1. Rule revision regarding clubhouse use – The matter is tabled to the next meeting for further discussion.
- 2. Pool fence repairs estimates – Board reviewed two proposals. Jack made a motion to approve the repair of the pool fence by Escobar Maintenance to weld the broken sections only. SMC to arrange the repairs with the vendor. A second was made by James. Motion carried with all in favor.
- 3. Asbestos Abatement Responsibility – Upon reviewing the CC&R's, it was determined that the request of asbestos abatement responsibility for plumbing repairs is the Homeowner's responsibility. As such, SMC informed the homeowners involved in this matter. The best recommendation is that No plumbing work must be performed until the walls are cleared of any asbestos abatement.
- 4. Pool Heater Status: SMC to check and report the spa repairs completion. The matter is tabled to the next meeting for further discussion.

**VI. New Business**

- 5. Reserve Study – Last 12.31.19 – SMC to acquire bids for the Board to review. The matter is tabled to the next meeting for further discussion.
- 6. Unit #13 Chimney Stucco- Board request to get additional bid to review the best possible repairs. The matter is tabled to the next meeting for further discussion.
- 7. Unit #112 Repair Unit – SMC to acquire the roofing report and proposal for board to consider and review. The matter is tabled to the next meeting for further discussion.
- 8. Pool and spa maintenance bid Review- Board would like to review different proposal to service and maintain the pool and spa. The service quality and changing prices of the current pool technicians are under Board review. The matter is tabled to the next meeting for further discussion.

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9. Unit #102 reported a missing chimney cap/chase cover - Board is seeking second bid to review and determine best action to repair the chimney cap. The matter is tabled to the next meeting for further discussion.
10. Unit #80 and #7 Reported Algae growing in the roof tiles. Board reviewed proposal from Clear Choice to low pressure the roof tiles. Jack made a motion to accept proposal presented. James seconded the motion. Motion carried all in favor.
11. Concrete Walkway Joint Replacement- The matter is tabled to the next meeting for further discussion.
12. Unit #13 reported a missing chimney cap and missing stucco around top chimney concrete crow. Board is seeking second bid to review and determine best action to make the necessary repairs. The matter is tabled to the next meeting for further discussion.

VII. **Select next meeting** date – Thursday, June 17, 2021

VIII. **Adjournment:** The meeting adjourned at 6:49 as there were no Executive Matter to discuss.

Minutes provided by Maria Lelea