

Cresta Palos Verdes Homeowners Association
June 17, 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 June 17, 2021. This was a video Zoom and telephonic meeting. Jack Simmons called the meeting to order at 5:34 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, Ray Destabelle and Susan Reymond.

II. **Minutes:** James made a motion to accept the meeting minutes for May 27, 2021 as presented by SMC. A second was made by Jack 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 May 2021 are as follows: the Operating Account balance was \$42,142.27. The reserve account balance is \$219,396.70. The association is current with its monthly reserve contributions.

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.

IV. Committees

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

- a. Landscaping Committee will be meeting with Rancho California Landscaping to go over the Olive tree trimming to be done in the Fall.

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- b. The Spring tree trimming was completed, and landscaping committee is still reviewing the quality of the service to determine if there is any pending item on the provided tree trimming.
- c. The walkway behind unit #82 irrigation concern is still work in progress.
- d. The Oleanders– this matter is tabled for next month's discussion.
- e. Baldwin request status - The matter is tabled to the next meeting for further discussion.

Volunteer Maintenance Committee: Notice provided by Kristin Lyons, Volunteer Member.

a. Tennis

-The volunteer maintenance committee reported that they would not pursue the project to put down the temporary lines on a court for pickleball games to be added to the tennis court refurbishing. SMC is requested to proceed with acquiring regular tennis court repair or replacement proposals. The matter is tabled to the next meeting for further discussion.

b. Storage Cabinets

- f. 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. Pool fence repairs estimates – Work was completed, and this item will be removed from the Meeting Agenda.
- 2. Pool Heater Status: SMC is still expecting response from Rancho Pools on the approved acid wash and jacuzzi temperature. The matter is tabled to the next meeting for further discussion.
- 3. 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.
- 4. Unit #14 reported a missing chimney cap/chase cover replacement. Pending a 3rd. Bid to review. The matter is tabled to the next meeting for further discussion.
- 5. Unit #112 Repair Unit – SMC presented a roofing report and proposal for board consideration. Jack S. made a motion to accept the repair proposal for the roof tile repair. James P.

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6. 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. Board needs time to review the acquired bids. A request was made that SMC puts all bids in a spread sheet for easy reading. The matter is tabled to the next meeting for further discussion.
7. Concrete Walkway Joint Replacement- The matter is tabled to the next meeting for further discussion.

New Business

1. Reserve Budget Questions- Board reviewed and answers pertinent question for 2022 Fiscal Year Budget. No further action required on this matter.
2. Re-opening Amenities- The Board conferred that thus they will remove any Covid19 restrictions to all amenities in the complex. The clubhouse will still stay closed until next month, as there are some changes that the Board wishes to tackle before it is officially open to all. Jack made a motion to re-open amenities following CDC lifted the restriction; however, to keep the clubhouse closed for not. Rob made a second to the motion. Motion carried all in favor.
3. Unit #1 Slab Leak – As reported by the owner. Brian from BRD Plumbing inspected the slab leak, and it was determined that a leak detection company was needed to thoroughly investigate the source and location. A plumbing proposal was received from BRD; the Board requests that other recommendations be acquired before deciding. The matter is tabled for the next Board meeting.
4. Rule revision regarding clubhouse use – The matter is tabled to the next meeting for further discussion.
5. 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.

VI. Select next meeting date – Thursday, July 15, 2021

VII. Adjournment: The meeting adjourned at 6:40 as there were no Executive Matter to discuss.

Minutes provided by Maria Lelea