

Mediterrania Homeowners Association



Rancho Palos Verdes
Minutes of the April 13, 2015 Board Meeting
Called to Order: 6:48pm

1. In Attendance

Pat Carroll, Sue Estes, Jerry Hashimoto, Ela Heyn, Joyce Kochanowski, Chris Wilson.

Absent: Kamal Keroles **Host:** Sue Estes

2. Approval of Minutes

The Minutes were distributed by email to all prior to the meeting. Upon a motion by Ms. Heyn, the Minutes were approved.

3. Acceptance of Resignation

Per a motion by Mr. Carroll, seconded by Ms. Kochanowski, the resignation of Kamal Keroles for family reasons was accepted. Board Members and MHOA members were encouraged to nominate 3 suitable replacement Board Members, ideally from streets not already represented on the Board.

4. Officers Reports:

President: Mr. Carroll reported regarding an encroaching vegetation / noise ordinance issue brought to his attention by a home owner. Noise between 7 PM and 7 AM is more regulated in the City than noise between 7 AM and 7 PM. Home owner was advised about right to trim encroaching branches using reasonable care.

Vice President: Mr. Hashimoto expects to attend the 4/22 Annual CHOA meeting at Hess Park and report regarding the meeting.

Secretary: Mr. Wilson took notes and will prepare minutes.

Treasurer: Ms. Kochanowski reported \$5758 in the MHOA account. Apparently the annual dues per house are on the low side compared to other RPV HOA annual dues. Bank has been asked to issue bank statements monthly.

5. Committee Reports:

Streets and Landscaping: Ms. Estes is to contact Juan Reyes about gardening services for an annual budget of \$600 (\$50 per month). Reyes seems like the logical choice for gardening services, assuming the scope of work he proposes is reasonable, since he does gardening for the Port of Lost Angeles and does the gardening for the house across the street from the PVDE “peninsula” (above the lower Mediterranean sign) that needs attention.

The scope of work desired: 1) sprinkler repair and adjustment from the upper Mediterranean sign on PVDE to the start of the guard rail below the lower Mediterranean sign on PVDE; 2) mulching the area as needed; 3) watering the area as needed, using sprinklers on timers; 4) trimming and replacing plants as needed. Services at least every 2 weeks would be expected.

In addition, bids will be sought from Reyes and Stewart-Jackson Sprinklers, Inc. for installation of timers (battery operated) for 3 sets of sprinklers. Since one timer was stolen last year, reasonably secure installations are desired. Stewart-Jackson may also be asked to look at the cost to repair/upgrade the tree/shrub watering system along the top of the Floweridge/Ganado “T” intersection. Once bids are obtained, for improvements and services, the City will be asked to pay or share the cost (or give something of equivalent value, such as planting 2-3 trees in the “peninsula.”)

There are trees that RPV has removed on Seaclaire and evidently on the “peninsula” that MHOA Board would like replaced at RPV expense, if that is possible. In addition, the MHOA Board would like the RPV Arborist to remove the dead or dying trees/oleander along Ganado between PVDE and Floweridge, with replacements provided. The City may also be asked to repair/upgrade the tree/shrub watering system along Floweridge/Ganado intersection.

Motion was made by Mr. Wilson to proceed as described above concerning landscaping. The motion was seconded by Mr. Hashimoto and approved by the Board.

Arts Jury: Ms. Estes noted a car needs removal on Seaclaire, where Floweridge turns into Seaclaire. Apparently it was owned by the deceased father of a home owner. It was suggested that a LASD volunteer could leave an “official note” on the car re the 72-hour city code. In addition, the sidewalk on Seaclaire is uneven in spots and may present a trip hazard. Also on Seaclaire just after it emerges from Floweridge, there is a utility cover missing, with a makeshift cover, that may be hazardous. Asking the City for Code Enforcement was discussed. Also discussed was contacting the City about having a dead tree removed (probably by the owner) on Seaglen. Seems like an unsightly fire hazard.

Newsletter: Per Mr. Carroll, printing of first newsletter cost \$267.05. Submissions for the next newsletter are desired, ideally highlighting what has been done by the MHOA and what might be done with more funding (eg 2-3 trees a year). Other points to make: 1) nice construction activity on Ganado between Floweridge and PVDE; 2) homeowners can help out by watering RPV trees (including those across the street and within 5 feet of curb); 3) Membership drive is underway – MHOA Board would like to increase membership by at least 10% over last year; 4) Board Members are needed, ideally from streets not already represented.

Newsletter Distribution: Ms. Heyn will look into newsletter distribution by people who helped distribute newsletters in prior years, though most of those people have said newsletter distribution is a Board responsibility (Board members get to walk the neighborhoods).

6. Old Business:

- a. **Update Resident List on Excel Spreadsheet.** In progress. Some 90 of 253 homeowners are currently paid-up members. Steps will be taken (eg create list of people who have and have not paid on a by-block basis) to help identify those homeowners that might be reminded/persuaded to consider paying the \$20 per year dues.
- b. **Timeliness of Publishing Board Minutes on Website.** New procedure in effect, as outlined in Minutes of March Board Meeting.

7. New or Future Business:

- a. **Board Positions Profile/Synopsis.** Job descriptions to be prepared by year end for inclusion on the web site.
- b. **Include Neighborhood Watch Checkbox on Membership Application.** Requested by G. Lorenzen. MHOA Board agrees that support of Neighborhood Watch in this way is appropriate and shall be done.
- c. **By-Laws Update.** Update would be in order. Who needs to approve the updates – just Board or Board and Members of MHOA - needs to be considered.
- d. **Annual Dinner.** Mid to early January seems best. It should be easy to pay dues at or before the January meeting. 2 speakers versus 3 might be best. Voting and standing for election to the Board should be allowed in person or by proxy. Mr. Carroll has thoughts on food providers.
- e. **Other Issues.** Cell tower at Ganado and Floweridge. What is being done? Ms. Estes to inquire with RPV. Marymount soccer field/fencing issues - Lois Karp monitoring. Monitoring the potential building on the hillside below Marymount – no word back from RPV re current soils report versus any soils reports from prior years.

The next meeting is set for Tuesday, June 9 at 6:45 PM at Babouch (or equal) on Gaffey at 9th.

8. Adjournment: Upon a motion by Ms. Kochanowski and unanimously carried, the meeting was adjourned at 8:33 pm.