

**Board Meeting Minutes**  
<http://mediterraniahoa.com>  
**April 19, 2023 @ 7:00pm**  
**Location: Bob Wright's Residence**

**In attendance:** Craig Whited, Patty Ott, Bob Wright, Dominique Lam, George Crudge, Kamal Keroles, Anton Donscheff, Samaan Bakar, Susan Cyr, Betty Riedman, Jim Hevener, Lois Karp.

**Absent:** Pam Andreson

**Call to order at: 7:16 pm.** A quorum for meeting was noted by the President

**1. Approval of the March 8, 2023 Board Meeting Minutes:**

There were several changes noted for the March 8 meeting minutes. Removing a small section of minutes that was confusing and a date correction.

*Motion made without objection* – Jim moved that we approve the amended minutes, seconded by Bob.

**2. Officers' Reports :**

- A. President** - Craig discussed the new brush clearance requirements and the mailer that was received from the county outlining these requirements. He also informed everyone on the progress of the discussions with Crown Castle regarding the cell tower requirements and plans for the corner of Ganado and Floweridge
- B. Vice President** - Lois explained a bit about the Western Ave Beautification Project that the city of RPV will be undertaking. The city is currently seeking input from city residents at [www.rpvca.gov/western](http://www.rpvca.gov/western) She also informed the board that Crown Castle, the City of RPV, and our HOA board representatives working on the cell tower project, had agreed upon the finalized plan for the cell phone tower.
- C. Secretary** - There was brief discussion of the minutes from the March 8, 2023 meeting. Once necessary changes were made, the minutes were approved. Patty sent the approved minutes to Betty for publication on web site. Dominique is now taking over the duties of secretary.
- D. Treasurer** – Available balance is \$8253.25 with 58 Members as of 4/12/2023. Some of these funds are earmarked for the landscaping and improvement of the area by the old Mediterrania sign along PV Drive East.

**3. OLD BUSINESS:**

- **Landscaping** - Jim is working with Tim Valot to begin work on the upper entrance area. The work will begin as soon as possible. The project has been delayed due to the heavy winter rain and the backlog of projects the landscaper is facing. Tim will meet with board members who are part of the landscaping committee at Armstrong Garden Center to go over plants and to approve the plan. Jim is now the chairman of the landscaping committee and Lois a committee member. This needs to be approved by the board.

*Motion made without objection* – George brought forward a motion to approve Jim being named chairman of the landscaping committee and Lois being a committee member. Seconded by Suzy.

- **Wireless Facility** - Craig reported that the Cell Phone Tower will not go forward until Crown Castle agrees to the plan and requirements put in place by the City and the HOA board. At this point, there has been a significant amount of time and work spent on this project. The board members on this project have been diligent and dedicated, making sure Mediterrania is well represented and considered.

*Motion made without objection* - Jim brought forward a motion that the board thank the members who have been working so hard to get this project done and to tell them to keep up the great work, they are very much appreciated. Seconded by Patty.

Shortly after this, Lois arrived at the meeting and informed the board that Crown Castle has agreed to everything the board was asking for. This is a huge accomplishment and includes a discreet tower on top of a light pole, a small box that will be hidden by new landscaping, and irrigation for that landscaping.

- **Board position adjustments** – Craig informed the board that he was going to remain the treasurer for the time being as a fellow board member could not take this on at the moment.

#### 4. NEW BUSINESS:

- **Discussion on AGM/Community Function attendance by non-HOA members** – There was discussion about how several people in Mediterrania have been attending the annual general meeting and community functions that require HOA membership, but who have not been members. In order to attend the AGM or other community events put on by the HOA, community members must have paid their yearly HOA dues. While the HOA is voluntary, it does require funds to put on these functions and to take on projects like landscaping to beautify the neighborhood. It was discussed that we could have first time non-paid attendees write an IOU when entering an event, if they do not pay the HOA dues, they will not be permitted to enter further events without joining the HOA.

*Motion Made without objection* - Jim brought forward a motion, seconded by Lois, that: First time non-paid attendees at an HOA event can write an IOU when entering the event. If they do not pay the dues, they will not be permitted into further events without joining the HOA.

- **Pam to hand over newsletter duties to Kamal and Dominique** - Pam was absent at this meeting, so she will be setting up a meeting with Kamal and Dominique to work out newsletter distribution and how to use the spreadsheet to find addresses of member and non-members, and how to organize distribution. Pam will hand over responsibility for updating the membership list to Dominique. To be reported at the next Board Meeting. There was also discussion about how to keep the board informed of new ownership, so records can be kept up to date and so that a board member can drop off an information package from the HOA. Tony volunteered to drop off these information packets once assembled. Dominique volunteered to look up house sales in Mediterrania so that the HOA knows when a house has been sold. Jim receives regular updates from a realtor about new listings in the area. He will forward these addresses to Dominique.
- **Patty/Samaan June 4<sup>th</sup> Event** – Patty and Tony reported on the upcoming June 4<sup>th</sup> community event. It will be Hawaiian themed and there will be BBQ style food, dessert, and water provided by the HOA. It is a BYOB event. The budget was \$1,000 and the committee kept the event within this budget. They need some additional folding chairs, and they will send around a list of needed items to the board. Patty will have a banner printed up to display in the neighborhood, informing Mediterrania members about the party.

***Motion made without objection*** – Jim moved that we approve the party report and move forward with the event. Seconded by Bob.

- **Articles for April Newsletter and distribution date: April 28-30**– It was agreed that there should be an article about the brush clearance requirements. This is the first year that every resident of Mediterranean received a brush clearance notice, so we want to make everyone aware and let them know what they are required to do. Lois will be writing several articles about the Western Ave Beautification project and the cell phone tower. The June 4<sup>th</sup> event will also be highlighted in the newsletter. *All board members please take note that all articles are to be sent to Craig, in docx form, and he will send all the articles on to Betty.*
- **Lois to inform of who speaker will be for June 4 event** – Lois got Mike Griffith, a councilman for Torrance, and founder of California Cities for Local Control, to speak at the June 4<sup>th</sup> event. The talk will be about housing development issues and will last 20-30 minutes.

**Next Board Meeting:** 06/28/2023, TIME - 7:00 pm, LOCATION – Lois Karp's Residence.

Meeting Adjourned at: 9:27 p.m. Motion by: Dominique to adjourn, seconded by Suzy. Vote: unanimous