

**More Mesa Shores Homeowners Association Board of Director (Approved)**  
**Meeting Minutes: Feb 20th, 2018**

*Meeting Location:* Molly Rothman's Home - 7:00pm  
5100 Camino Floral  
Santa Barbara, CA. 93111

*Board Members Present:* Diane Keep, President; Tom Condon, Treasurer; Molly Rothman, Director; Charles Stolar, Director; Gail Johnson, Secretary

*Guests Present:* Christy Holz, Heather Ridenour

**7:10 Call to order and approve minutes (1/4/2018 and Annual 1/18/2018) - Diane**

- 1/4/2018 Meeting Minutes were approved; Molly Rothman moved to approve; Charles Stolar seconded; unanimous approval.
- 1/18/2018 Annual Meeting minutes were approved; Diane Keep moved to approve; Tom Condon seconded; unanimous approval.

**7:20 Presentation--Christy Holz**

- Recommended improvement of timeliness of Board communications.
- Requested more detail on agenda.
- Announcement of "all mailing voting" is a concern. See discussion of Election Process 2018, below.

The Board thanked Christy for her input.

- Action Item: Posting of BOD Meeting Minutes on the More Mesa Shores HOA website: Add to New Business and discuss at the April 3, 2018 meeting.
- Landscaping vandalism around doggie box at East End of Austin - The Board does not condone vandalism; Christy removed Doggie Bag holder because she sees limited dog walking on East Austin; Molly Rothman will recover Doggie Bag holder and doggie bags.- See discussion of Replacement of Doggie Bag Holder topic below.

**7:30 Presentation--Heather Ridenour**

- *Welcome baskets for new property owners:* The Board approved preparation of welcome baskets in 2017; \$75.00 be budgeted for each basket in 2018. Heather will submit receipts for the basket expenses to the Treasurer for reimbursement. For properties that are not immediately occupied by new property owners, Board recommends welcome baskets be given as housewarming gifts upon occupancy.
  - Action item: Email sent with 2017 property escrow transfers to Heather on 2-22-2018.
- *Group gatherings:* Offered to organize informal neighborhood meetings to promote discussions on County land use ordinances and the MMS HOA CC&Rs. Meetings would have ground rules, be grass roots, encouraging, and democratic. Goal is to seek understanding among people, even on issues that are polarizing (e.g. Short Term Vacation Rentals, Roads, Displaced People (?); etc.) Charlie amplified need for transparency and openness of Board format.
  - Action Item: Add to New Business and discuss at April 2018 Meeting.

**More Mesa Shores Homeowners Association Board of Director (Approved)**  
**Meeting Minutes: Feb 20th, 2018**

**7:40 Gmail and G Drive Overview - Diane**

Diane introduced topic. Gail Johnson reported that she logged into Gmail and the G Drive; both are logically organized and intuitive. Tom Condon to log into both and ask questions if they arise.

**7:45 Secretary's Report - Gail**

Met with Holly Melton on 2-11-2018 to review Secretary's job duties; received a carton load of MMS HOA documents including minutes, correspondence, financial records, etc.; Holly turned over forms from property owners to receive HOA communication by email; updated the 2-2018 HOA Membership spreadsheet and the gmail contacts and scanned new documents. They are stored on the G Drive in the Contacts Directory; sent scanned set of documents to Tom Condon to update Quickbooks.

Tom Condon stated there is little value in sending scanned documents; needs current version of the MMS HOA Contact information spreadsheet. Current spreadsheet sent to Tom on 2-21-2018.

**7:55 Treasurer's Report - Tom**

- Banking is done; Tom added as a signatory on MMS HOA bank account.
- Bank account balances:
  - Checking account: \$19,061.82
  - Reserve account: \$67,502.43
- Annual assessments: Will be done in mid-March due to Tom's vacation in early March.
- Road Bond: Check for road bond received from 5165 Louisiana Place property owner.

**8:00 Replacement of Dog Bag Container -- Austin East -- Tom**

Requested that Christy Holz replace Doggie Bag container that she removed; 2003 survey map with Common Areas and Easements handed out, indicating Doggie Bag container is in the Common Area; Christy disagreed.

Christy's asked about her intention:

- Angry about damaged landscaping
- Doesn't want doggie bags on her property
- Property rights issue

Challenging discussion ensued; HOA member, who was a guest at the meeting, repeatedly disrupted Board discussion and was asked to stop; interruptions continued and member was cautioned that she would be asked to leave. Individual then responded that the meeting needed to end if s/he was ejected. The Board meeting continued and member remained.

CC&Rs noted by the Board: Encroachment (CC&R Section 4.0.5), Easements granted for Benefit of the Association, Grants of Easement (CC&R Section 4.06); and Road Areas (CC&R

**More Mesa Shores Homeowners Association Board of Director (Approved)**  
**Meeting Minutes: Feb 20th, 2018**

Section 4.07); Board to seek legal guidance because of concerns about roads and road maintenance.

- Action Items:
  - Molly Rothman to retrieve Doggie Bag container and doggie bags.
  - Diane to get clarification on CC&Rs Common Areas and Easements from Steve Wiley.

**8:15 Election Process 2018 - Charlie**

Pleased with the process. Good response: 2/3s of property owners voted; vote was anonymous; people read election announcements and related information. Concern about moving to all-mailing of ballots in 2019; bias is not to move to all mailing and continue with hybrid model that includes mail-in of ballots, return of ballots to Election Officials in sealed envelopes; and voting at the Annual meeting after candidates' presentations.

- Action Item: Research process improvements; consider more than one mailing prior to the Annual meeting; continue with hybrid process.

**8:30 Roads Update - Tom**

- A. Roads are in good shape; small spots exist on Louisiana Place and Austin Road but none of the roads are ready for a seal coat. Discussed whether Orchid Drive and side roads be repaired/seal-coated at the same time through a single assessment. CC&R 4.07(c) states that other roads in the tract (i.e. not Orchid Drive) be maintained to seal coat standard by assessment to those owners whose property adjoins that road; seal coating may be done at a different time than Orchid Drive.
  - Action Item: Policy, procedure, and standards to be developed that define road patching and seal coat standards and to improve coordination of side road repair with the Board.
  
- B. Austin East Road widening - Diane  
Affected homeowners met and tentatively agreed to a plan for widening Austin Rd. East, as required by the County Fire Department for Goodman's renovation project.
  
- C. Reserve Budget - Diane  
Reserve budget study done; needs to be audited by a reserve study analyst; seeking names of experts to finalize the study. Also reported that there are cracks on the bottom concrete landing of the Beach Stairwell that may need repair.
  - Action item: Hire reserve study analyst to review self-study.

**More Mesa Shores Homeowners Association Board of Director (Approved)**  
**Meeting Minutes: Feb 20th, 2018**

**8:45 Towing Policy Update**

No change to the policy; Need to know who is authorized to contact Smitty's Towing company to tow a car. Later discussion with past MMS HOA President clarified that only Board members are authorized to approve that a car be towed.

- Action item: Contact Smitty's to clarify process to request that a car be towed and update the names of individuals and their contact information with them.

**8:55 Bulletin Board "renew"**

Bulletin Board is shabby and in poor condition. Solicit HOA volunteers to design and rebuild/repair it.

- Action Item: Charlie to contact Jim Peterson to see if he is interested

**9:05 Old Business**

Fuller property on Camino Floral: Owner has not responded to 1st letter requesting clean up of front yard landscaping and removal of abandoned cars.

- Action item: Charlie to draft 2nd letter to be sent to Mr. Fuller

**9:15 New Business**

A. Record retention requirements and document shreddng - Gail

Handed out Davis Stirling Act HOA Record Retention requirements; recommended that they be adopted by the Board. Requested permission to shred financial records that have a 7 year retention requirement.

- Action Item: Shred financial documents older than 7 years.

B. Newsletter - Diane

Gather topics and create newsletter. Possible newsworthy items:

- Gift baskets for new property owners
- Protection of wildlife on the beach
- Leash law for dogs and control of aggressive dogs

**9:25 Schedule next meeting and adjourn**

Next meeting will be held on March 20, 2018, at 7:00pm Charles Stolar's house. Meeting adjourned at 9:30.