

More Mesa Shores HOA
BOD Meeting Minutes 4-29-19

Meeting location: Sandra Austin Residence
Board members in Attendance: Gail Johnson,
Tom Condon, Donald Goodman, Sandra Austin and Jim Peterson.

Call to Order: Gail Johnson called the meeting to order at 6:40 p.m., and the BOD approved the 3-21-19 BOD minutes.

Open Forum: No one was present for an open forum.

Secretary's Report: Jim had no new information to add to the meeting.

Treasurer's Report: At 6:45 Tom Condon shared that he has bank statement information. The account balances are the following:

Pacific Western account:	\$50,740.00
Union Bank:	\$67,570.00
Union bank operating account:	\$45,152.00
Total	\$163,457.00

The BOD has approved the March financial statements from Team HOA

Committee updates: At 6:50 we discussed the estimates for the concrete step repair at the beach, the landscaping bid, the gate repair bids, and the maintenance on posts and removing the soil at the bottom of the landing posts. The BOD agrees to get the concrete stairs repaired with new tuff flex type material from Santa Barbara Surfacing. The BOD has elected to get more information from a Geologist about the soil and planting at the cliff. We need to get a quote from a service to clean the treads and get the sand off the joists between the boards.

Action: We will have the gardener dig out the fallen dirt at columns. We will get another quote from Dave Gilkesen on the gate repair. Don is going to get the name of a geologist. We will have the geologist to tell us what to do with the ice plant on the Puailoa's property, and the planting of shrubs.

At 7:25 We discussed Don Goodman's remodel. Jonathon Mills was concerned that Jim was signing the letter to approve the construction, since Jim is on the board. The BOD agrees that board members can be on the Architectural committee and any committee. There is no controversy regarding the Goodman's plans. The BOD has agreed to approve the Goodman's plans on Austin Road.

Old Business: At 7:30 Tom updated us on the debt collection and discussed the next steps. Team HOA has a great policy to receive the collections. Tom revised the debt policy and the BOD agreed to adopt the changes.

At 7:35 Tom shared with the BOD the updated draft of the road widening guideline document. The BOD discussed the changes in the road document, and the terminology of maintenance versus improvement. No work should be done on roads without the BOD's approval. The BOD approved the changes that Tom made.

Action: Gail is going to send the road widening guideline out to the community.

At 7:45 we discussed the 1255 Orchid Ave Building project. The BOD has decided to let the May 3 hearing go through the County Architectural Board, but a letter needs to go out to the home owners and remind them that the Architectural board needs to review the building project plans.

At 7:50 We had Loren Solin (on Barwick) share with us what is going on at 5295 Shoreline Drive Cannabis Operation. The Cannabis farming has overwhelmed the county Supervisors. The operations around the More Mesa Shores is growing larger, and with what we are hearing from Carpinteria, there are many noxious smells, irritants and other problems that are arising for individuals. Home sales and prices are going down also, and there is concern about our future home values. Steve Wiley said to Loren that it is too early for him to help us with Mr. St. George, the owner of the Shoreline Drive land. Sandra asked if we should form a committee for this Cannabis operations situation. Maybe we could have a neighborhood committee and keep this item on our board meetings until it is rectified. Ideally, we need people who are in close proximity to the Cannabis growers, and they need to be a voice for how they are being affected. When the hearing occurs, we need to be present in large numbers to try to stop this type of farming.

Action: Gail is going to write letter to Mr. St. George

At 8:30 We discussed the Short-Term Vacation Rentals and what we should do next with the information we got back from the Survey. Steve Wiley our lawyer says that Vacation Rentals should not be happening in MMS. At this time the County is not enforcing their short-term rental ordinance in the coastal zone. The County is enforcing their ordinance in the inland areas. Last year's BOD created a survey to get feedback on the Short-term rentals with in More Mesa Shores but did not distribute it due to other pressing items. At our last meeting, the BOD decided not to distribute the survey. The BOD has decided to leave the CCRs the way they are written about short-term rentals, and we will wait for what the County, and Coastal Commission's verdict later. We, as the BOD, can encourage neighbors to treat each other with respect

At 8:45 Don shared with us about having less expensive insurance coverage with Nick. The BOD agreed on the new Liability policy and having Nick as the new Insurance broker.

At 8:50 the BOD meeting was adjourned, and the next meeting is going to be on Mon May 20th at 6:30 Tom Condon's house.