

Manhattan Village Estate Homes Association
Board of Directors Open Session Meeting Minutes
January 08, 2018

The meeting was held at Manhattan Country Club, 1330 Parkview Ave., Manhattan Beach, CA.

Board Members Present:

Ross Mitchell, President
Gregg Edwards, Vice President
Beau Peelle, Treasurer
Jeff Atkin, Secretary
Ralph Smaldino, Member at Large

Board Members Not Present:

Mario Trujillo, Community Manager, attended on behalf of Avalon Management.

Also present were three (3) homeowners.

- I. President Ross Mitchell called the meeting to order at 7:33 p.m.
- II. Open Forum - Homeowners were given an opportunity to speak with the Board in regards to association issues.
- III. Community Reports - The Annual Calendar and a printed Work Order report was submitted and reviewed. No actions were needed or taken.
- IV. Consent Calendar:
 - A) Approval of November 13, 2017 Minutes: A motion was duly made by Gregg Edwards, seconded by Ralph Smaldino, and unanimously carried to approve the Open Session minutes from November 13, 2017.
 - B) Financials: The Board of Directors reviewed the un-audited financials for the periods ending November 30, 2017 and December 31, 2017. A motion was duly made by Ross Mitchell, seconded by Beau Peelle, and unanimously carried to approve the un-audited financials ending November 30, 2017 and December 21, 2017.
- V. Committee Reports/Updates/Action Items:
 - A) Access Control Committee:
 1. A verbal report was provided by Ralph Smaldino. No actions were needed or taken.
 - B) Architectural Committee:
 1. Monthly Tracking Report: A copy of the tracking report was provided and reviewed. No actions were needed or taken.
- VI. Unfinished Business:
 - A) The Board of Directors reviewed the Proposed Drone Rule Draft from Adams/Stirling PLC. A motion was duly made by Ross Mitchell, seconded by Greg Edwards, and unanimously carried to approve the Proposed Drone Rule. The Community Manager will start the Rule Adoption process.
- VII. New Business: There were no New Business items to discuss.
- VIII. Correspondence/Informational Items: There were no correspondence/informational items.
- IX. Adjournment: Motion was duly made by Ross Mitchell, seconded by Beau Peelle and unanimously carried to adjourn the meeting to executive session due to there being no further business.

The meeting adjourned at 8:23 p.m.

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Respectfully Submitted,

Mario Trujillo, Community Manager
Recording Secretary

Attested to:

Secretary: 

Date: 3-12-18