

Manhattan Village Estate Homes Association
Board of Directors Open Session Meeting Minutes
March 12, 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
Ralph Smaldino, Treasurer
Jeff Atkin, Secretary

Board Members Not Present:

Beau Peelle, Member at Large

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

Also present were two (2) homeowners.

- I. President Ross Mitchell called the meeting to order at 7:34 p.m.
- II. Open Forum - Homeowners were given an opportunity to speak with the Board in regards to association issues.
- III. Community Reports – The monthly Work Order report was submitted and reviewed. No actions were needed or taken.
- IV. Consent Calendar:
 - A) Approval of January 08, 2018 Minutes: A motion was duly made by Gregg Edwards, seconded by Jeff Atkin, and unanimously carried to approve the Open Session minutes from January 08, 2018.
 - B) Financials: The Board of Directors reviewed the un-audited financials for the periods ending January 31, 2018 and February 28, 2018. A motion was duly made by Ross Mitchell, seconded by Ralph Smaldino, and unanimously carried to approve the un-audited financials ending January 31, 2018 and February 28, 2018.
- V. Committee Reports/Updates/Action Items:
 - A) Access Control Committee:
 1. A verbal report was provided by Ralph Smaldino.
 - a) Access Control Enhancement (RFID) Proposal: A motion was duly made by Ross Mitchell, seconded by Gregg Edwards, and unanimously carried to approve the Proposals of, \$18,753.65 for the Gateway Dr Resident Lanes (2) Gate, \$18,265.11 for the Portsmouth Resident Entrance and Exit Gate, \$15,755.86 for the Mall Gate, and \$18,478.25 for the Headlamp Transponders. Totaling \$71,252.87.
 - 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) Revised Design Guidelines Final Draft Approval: A motion was duly made by Ross Mitchell, seconded by Jeff Atkin, and was approved by a vote of three (3) yes votes and one (1) no vote.
- VII. New Business:
 - A) Committee Volunteer Application & Cover Letter to Members: The Board of Directors asked that the application and cover letter to the Members be updated.
- VIII. Correspondence/Informational Items: There were no correspondence/informational items.

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IX. Adjournment: Motion was duly made by Ross Mitchell, seconded by Gregg Edwards and unanimously carried to adjourn the meeting to executive session due to there being no further business.

The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Mario Trujillo, Community Manager
Recording Secretary

Attested to:

Secretary: 

Date: 4-9-18