

Manhattan Village Estate Homes Association  
Board of Directors Open Session Meeting Minutes  
July 09, 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 (via teleconference)  
Beau Peelle, Member at Large

Board Members Not Present:

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

There were 3 homeowners present.

- I. Board President Ross Mitchell called the meeting to order at 7:32 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 the June 11, 2018 Minutes: A motion was duly made by Gregg Edwards, seconded by Ralph Smaldino, and unanimously carried to approve the Open Session minutes from June 11, 2018.
  - B) June 2018 Un-Audited Financials: The Board of Directors reviewed the un-audited financials for the period ending June 30, 2018. A motion was duly made by Gregg Edwards, seconded by Ralph Smaldino, and unanimously carried to approve the un-audited financials ending June 30, 2018.
- V. Committee Reports/Updates/Action Items:
  - A) Access Control Committee:
    1. A verbal report was provided by Ralph Smaldino.
      - a) 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) Parking Control: The Board of Directors discussed what regulations should be in place. The final decision was to amend the Parking Rules to state that parking overnight is allowed on the driveway of the home.
  - B) Fine Schedule: The Board of Directors discussed the current Fine Policy Schedule. A motion was made by Ralph Smaldino to update the Fine Policy Schedule to the one provided by the Community Manager. See attached. Gregg Edwards seconded the motion unanimously passed.
- VII. New Business:
  - A) Personal Touch Cleaning & Maintenance 2019 Price Increase Notice. No actions were needed or taken.

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B) Vaping in the Pool/Spa and/or Common Areas: A discussion was held by the Board of Directors and a motion was made by Ross Mitchell to change the "No Smoking" signs to include "any and all devices used for smoking". Beau Peelle seconded the motion and the motion unanimously passed.

VIII. Correspondence/Informational Items:

A) A letter was submitted to the Board of Directors concerning basketball hoops that sit on the driveway of several properties. A discussion was held, but no actions were taken.

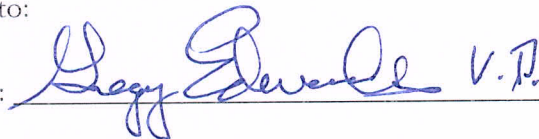
IX. Adjournment: Motion was duly made by Ralph Smaldino, seconded by Ross Mitchell and unanimously carried to adjourn the meeting to executive session due to there being no further business.

The meeting adjourned at 8:46 p.m.

Respectfully Submitted,

Mario Trujillo, Community Manager  
Recording Secretary

Attested to:

Secretary:  V.P.

Date: 8-13-18