



**PACIFIC PALISADES**  
*Community Association*

**Board of Directors Meeting**  
Wednesday, October 7th, 2020  
(7:00 – 8:00 P.M. Zoom Conference)

**MINUTES**

**CALL TO ORDER**

Meeting was called to order at 7:00 P.M.

**PRESENT (ROLL CALL)**

Stanley Uecke, President  
Terrence Shibata, VP and Treasurer  
Renee Coester, Secretary,  
Keone Simon, Director

Kalei Fernandes, Office Manager

**OPEN FORUM**

Janine Chang

- Waiting for reply from board about petition. Complains that board is not acknowledging her petition and has retained an attorney
- Complains we do not respond to homeowners
- Expressed concerns about delinquencies
- Some homeowners with no internet are feeling left out.

Georgiana Sagarios

- Wants to know how Terrence and Renee got their position.
- VP and Secretary – voted in by existing board January in 2020
- How did you hear about vacancy? Was it advertised to all homeowners?
- How many times served and rejoined?
- How are you qualified?
- How are you screening members to be directors?

Nadine Ho Cunningham

- Moved here 15 years ago
- Suggested the garden free store idea to share gardening or book items. Encourages community interaction.

Audrey Lum

- Would like to see monthly calendar of events on website. Can see social activities. How does board communicate with no internet? Bulletin board is difficult to see when office closed.
- Members cannot use facility while Kempo is using it. Why? What rental income is being received? If someone is hurt who is liable?
- What are benefits if not living here?
- Asked why there is not a welcoming packet sent out to owners.
- Why tenants are not held responsible?
- Is office providing complete HOA package to sellers? Budget? Rules? Insurance? Profit/Loss to date? If yes is it itemized?
- Website info?

Steven Teves



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- Noted the increase in homeless and called police for trash left behind
- Stray cats by the bus stop and top of gate and encourage people to not feed them.

**PRESIDENT REPORT**

Stanley Uecke

- Center gradually re-opening with resumption of Kempo, start of lap swimming, and playground.
- New Events planned (Online Art Class and Gardening Free Store)
- Speed Trailer – Asked police to place a speed detector due to residence complaints.
- Completed and submitted all documents required by auditor for the financial audit.
- Budgets Past and Present – Since 2018, budgets are presented at Annual Membership Meeting
- 3<sup>rd</sup> Quarter report will be released online
- 38 yellow tagged returns received because property owners new address unknown.
- There is no rule against the office manager helping to take minutes unless it is an executive meeting whereby purpose of meeting must be stated. If meeting involved employee review, she is excused.
- Reserve study – Still on the table but not considered at present. We can estimate ourselves and have a good feel about. Board has made own estimates for reserve study.
- The board is not in support of changing docs to allow opt out.

**APPROVAL OF MINUTES**

Minutes from September 2nd, 2020 were reviewed and approved.

Motioned by Terrance Shibata

Seconded by Renee Coester

**TREASURER'S REPORT** (Terrence Shibata)

Checking Account Balance:	<u>\$77,989.88</u>
Capital Improvement Account Balance:	<u>\$136,849.43</u>
Pay Pal Account Balance:	<u>\$72.52</u>

**REPAIRS**

None required since last meeting.



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**BUSINESS REPORTS**

**Unfinished Business**

- Lap Swimming (Kalei Fernandes)
  - Working on the necessary waiver docs. Policy will be 2 swimmers at a time for 30 minutes in Covid19 directive approved separated lanes
- Security Camera System (Kalei Fernandes)
  - Installation completed.
- Status of reopening center (Kalei Fernandes)
  - Preparing lap swimming rules and hiring center monitor.
- Fence repair needed at back of office. (Stanley Uecke)
  - Tabled
- The Chatter revival. (Stanley Uecke)
  - Still being worked on.

**New Business**

- Free Online Still Art Painting class to be offered (Stanley Uecke)
  - Notice presented on website
- Gardening Free Store (Stanley Uecke)
  - Discussion on feasibility, location access confirmed.
  - Startup committee to be formed after general elections and new board is established.
- Speed Trailer (Stanley Uecke)
  - Asked police to install after complaints by residents.

**DATE OF NEXT BOARD MEETING**

Wednesday, November 4th, 2020 at 7:00 p.m. (Zoom).

**ADJOURN MEETING**

Meeting adjourned at 8:07 p.m.

Submitted by Renee Coester

Approved by