

## Monaco HOA Board meeting

July 8, 2021

### Attendees:

David Jankowski  
Ailin Li Silverman  
Randy Coleman  
Susanne Coleman  
Mary Ross  
John Lasiter

Greg Royston was absent

1. Board confirmed topic of last meeting in February- raising dues to \$150/yr and changing the timing of invoices. No further discussion needed on that topic. February minutes were approved. No further discussion of other issues from February meeting.
2. Jankowski said we still need someone to fill the secretary position that was recently vacated by Denise Klassy.
3. Next meeting will be in October at Jankowski house. No date was set.
4. Jankowski discussed goals for next few years:
  - Financial stability, reserves
  - Continue to upgrade entrances
  - Modify architectural review process to include a multi-person committee to assist architectural director with some decisions
  - Welcome new residents with letter and gift
  - Consider hosting a block party and other social events
  - Create an efficient system to communicate with residents via email and website postings
  - Consider hosting classes and lectures for residents by local business people
  - Consider an automated mailing of a newsletter twice per year
  - Consider holding a drawing for a prize each month for dues paying residents and post the winner and a profile of them on the website

### Board member reports:

#### Landscaping- Jankowski

Hired new gardener, 400/mo

Gradually replacing plants and sprinklers

Less cluttered look with consistent plants at entrances

Consider budget for periodic upgrades

Need to paint main sign at Crest & Hawthorne- Jankowski will report to board in future with ideas and costs

#### Architecture- John Lasiter

Accessory Dwelling Units are biggest issue now

Concern with excessive density and parking issues- not enough parking on the property, residents and their tenants will park on street, too many cars

31217 Marne

30523 Cartier

6312 Sattes

30103 Matisse land sold, new owner planning to build a house. Neighbor below the Matisse lot has contacted board with concerns about privacy.

#### Neighborhood Watch – Mary Ross

Report posted separately

Nothing remarkable over past several months- no significant crime in Monaco to report

#### Communications- Susanne Coleman

Monitoring MLS for new houses listed for sale

Managing correspondence with Realtors, escrow and new residents

Educating listing agents about Monaco HOA and annual dues

Requesting transfer fees and unpaid annual dues from escrow

Contacting new residents after escrow closes, obtain contact info

One open escrow on Marne

#### Website- Randy Coleman

Significant renovation of website since last meeting

Looks great, more professional and functional

Offers residents ability to pay dues with credit card online

Offers residents ability to communicate with board via message function on website

Board phone number no longer working

#### Treasurer- Ailin Li Silverman

Financial report posted separately

Financial status good, reserves building

Will not renew the CD at the bank, funds will be folded into checking account upon expiration

D&O insurance renewal upcoming, bids being obtained