

Monaco HOA 2021 Annual Meeting

September 19, 2021, 5pm
Ryan Park, Rancho Palos Verdes

Attendees

Board

David Jankowski
Ailin Li Silverman
Randy Coleman
Susanne Coleman
Mary Ross
John Lasiter
Greg Royston
Tom McGivern

Residents

John MacAllister
Dan Silverman
Ann Williams
Kevin Thoeng
Marcus Goldsworthy
Mu Gu
Christy Chen
Suphal Agrawal

Minutes

David Jankowski, president, welcomed everyone to the meeting and introduced the board members. Tom McGivern joined the board earlier in the summer and will take over landscaping from David Jankowski.

Ailin Li-Silverman presented the Treasurer's report. A summary of the HOA's financial status as of September 2021 is posted on the website. Overall, the HOA's financial condition is stable with approximately \$30,000 in the checking account. HOA dues were increased from \$90 to \$150 per year in April when the 2021 invoices were sent out with a letter of explanation. 2022 invoices will be sent out in January.

In 2020, 78% of homeowners paid dues. Dues in Monaco are voluntary and a collection rate over 70% is generally considered successful.

In 2021 the annual dues were increased and the timing of invoices was changed to April from September (so residents got billed in September 2020 and April 2021). The collection rate fell to 66% as of the date of the annual meeting.

Residents are now able to pay dues online through the HOA website as well as with checks. Monaco is also collecting a transfer fee of \$395 when homes sell. This fee is typically paid by escrow and a total of a few thousand dollars has been collected.

Susanne Coleman, Communications Director, discussed the process of welcoming new residents to Monaco. She coordinates with the listing agents who represent the sellers to make sure the Monaco HOA and its dues and transfer fees are disclosed by the listing agent in the MLS information page.

After the sale closes escrow, Susanne contacts the new owners with a welcome letter. On average, 12 houses sell each year in Monaco.

Randy Coleman, Website Director, reported on the HOA's new website, which Randy designed and implemented. All of the information has been organized into an easy to navigate format and an online payment option has been added.

David Jankowski, also the landscape director, reported that the landscaping has been slowly upgraded over the past year with continual upgrades planned for 2022. A new gardener was hired in early 2021 and new board member Tom McGivern has taken over this position.

Greg Royston presented his report on the Palos Verdes Council of HOAs (CHOA). Greg is Monaco's representative to CHOA.

John Lasiter, architectural director, reported that he reviewed a number of remodeling projects during the year.

Mary Ross, Neighborhood Watch Coordinator, reported on RPV crime statistics and some changes to the Monaco NW block captains. Fortunately, crime in Monaco from September 2020 to September 2021 was very low with no significant cases.

David Jankowski proposed a motion for the attendees to vote to approve the existing set of board members plus Tom McGivern for 2022. It was seconded by John MacAllister. The vote was unanimous in favor. All 2021 board members will continue for 2022. Tom McGivern joined the board in Fall 2021 as an additional member and will continue to serve in 2022.

The meeting concluded at approximately 6pm.

The next annual meeting will be held in September 2022. Details will be sent to residents in August by email (if we have the address) or US mail.