Monaco HOA
2023 Annual meeting- minutes

The Monaco HOA's annual meeting was held September 24, 2023 at 5pm at Ryan Park in Rancho Palos Verdes, CA.

Attending Board members
David Jankowski, President
Ailin Li-Silverman, Treasurer
Tom McGivern, Landscaping
Randy Coleman, Website director

Absent Board members
John Lasiter, Architecture
Mary Gross, Neighborhood Watch
Susanne Coleman, Communications Director
Greg Royston, CHOA rep

Attending Residents
Suphal Agrawal
David Spong
Curt Walker
Lani Luedde
George & Grace Long
Dan Silverman
Robert Kisher

David welcomed everyone and introduced the Board members in attendance and named the Board members not present.

Mr. Agrawal recommended the HOA send letters to California Water and the city of RPV public works expressing the HOA's (and Monaco's residents) concerns about water leaks that could lead to landslides. David agreed to send the letters with copies of recent newspaper articles on the topic.

Ailin presented the Treasurer's report. Total income from September 2022 to September 2023 was approximately $31,000. Total expenses for the same period

were approximately $24,000. Cash balance at of September 1, 2023 is approximately $42,000.
A copy of the report is attached below.

Susanne was not available for the Communications Director report. She sends welcome letters to all new residents and communicates with the listing agents and escrow agents on new home sales to collect unpaid annual dues and transfer fees.
New residents moved into the following addresses in 2023
30221 Matisse
31126 Marne (not a sale, intra-family transfer)
30525 Rhone
6330 Sattes
6556 Sattes
6338 Sattes (in escrow September 2023)

Randy reminded everyone to visit the Monaco website to communicate with the Board, pay dues, obtain copies of the CC&Rs, and access other neighborhood-related information.

Tom reviewed the monument entrance improvement projects accomplished during 2023:
Paint the main identity signage at Crest & Hawthorne, paint the wall along Crest east of La Croix, modify sprinklers at Vallon monument

John Lasiter was not available for the Architecture report. He has been reviewing plans for new construction in the neighborhood for conformance with the CC&Rs. Building permits have been obtained for new houses at 30103 Matisse and 6502 Lebec. A few additional major remodel projects are also planned and/or under construction.

Mary was not available for the Neighborhood Watch report but her written summary for 2023 is attached below.

Greg Royston informed the Board that he will be moving out of Monaco later this year and will end his participation with the Board.

Monaco HOA Financial Report (09/16/2023)

Sep 1st 2022 — Aug 31st 2023

Previous Assets (as of 08/ 31/2022)
Checking Account: $ 29,932
CD Account: $ 5,906
Total: $ 35,838

Income (09/01 — 12/30/2022):
--- 2022 received HOA payments: $ 2,156
Income (01/01 — 09/18/ 2023):
---2023 Received HOA payments: $ 28,715
--- Interests: $ 70
Total: $ 30,941

Expenses (09/01/ 2022 — 08/31/2023)
--Gardeners: $ 6,610
--Beautification: $5,556
--Water bills: $ 5,922
--Office, printing / stamps: $ 946
--Invoice Assistant: $ 350

--PO Box rental: $ 202
--Back-flow testing: $ 130
--HOA Insurance: $ 4,221
--Online QuickBooks: $210
--Returned check: $160
--Domain Renew: $26
Total: $ 24,333

Current Assets (as end of Aug 2022):
Checking Account: $ 36,222
Certificate of Deposit account: $ 5,914
Total: $ 42,136

Notes: 1, Two houses were sold in Monaco during 01/01 - 09/18/ 2023.
2. In Monaco
15 houses were sold on 2020, 13 houses were sold on 2021, 12 houses were sold on 2022.
3. In 2020, we received 225 payments for total of **$23,220** (79% homeowners); In 2021, received 203 payments for total **$ 31,935** (72% homeowners); In 2022, received 193 payments (70% of homeowners) for total **$33,091**
4. In 2023, we received 188 payments total of **$ 28,715** so far (67% homeowners). (Online payments: 85 x 145.35= $ 12,355; and 103 checks for $16,360). Online payment rate is increasing. Thank you!!!

FOR MONACO HOA ANNUAL MEETING SEPTEMBER 24, 2023

There have been 31 Crime Bulletins and/or weekly Crime Reports since our last Annual Monaco HOA meeting, one involved our Monaco Neighborhood, a stolen catalytic converter.

These subjects were addressed either in Alerts or Crime Bulletins. The Weekly Crime Reports included 5 arrests, stolen vehicles being recovered due to ALPR and Identity theft, Home Burglary Prevention, Police scams asking for money, US Customs & Border Protection scam, Amazon, Netflix and Microsoft scams, high tech crimes, AI scams and mailbox and package thefts.

Gail Lorenzen, the Neighborhood Watch Coordinator, who sends us the Crime Bulletins and Alerts shared details on these matters as well: Know your Zone regarding Emergency Alerts from Cities *https://member.everbridge.net/311578402488335/login*, PVP Cert, don't feed coyotes, peacocks, don't use rat poison, Lomita Sheriff's catalytic converter event, investigation of homicide at Pelican Cove, RPV Homeless Survey, proposed increase in So. Cal. Gas, being neighborly and looking out for persons requiring driving or ambulatory help and a Ham Radio Class.

I am certain all of our Block Captains would appreciate having Block Captain Assistants so please let your Block Captain know or me that you are willing to do this! If you don't know your Neighborhood Watch Block Captain, this information is on the Monaco HOA website, MONACOHOA.COM.

Rancho Palos Verdes is listed by SafeWise as the nineth in the top ten safest cities in California.

Please be vigilant and report any unusual activity to your Block Captain, securing as much information as possible.

The Lomita Sheriff phone number is 310-539-1661.

Mary Ross, mmgatross@aol.com, 310-544-4417
Monaco Neighborhood Watch Coordinator

WARNING
NEIGHBORHOOD WATCH
PROGRAM IN FORCE
WE IMMEDIATELY REPORT
ALL SUSPICIOUS ACTIVITIES