

**PALOS VERDES CIVIC ASSOCIATION**  
**Annual Membership Meeting**  
**October 23rd, 2025 – Thursday 6:30**  
**Koelbel Library**

**On-site Meeting**

**Minutes (DRAFT)**

Board Members Attending:

Co-President – Dawn Biniek (25)  
 Co-President – Fran Summerhill (26)  
 Vice Pres – Nancy Nickless (25)  
 Treasurer – Stacey Hilzer (25)

Rod Brown (26)  
 Curtis Barber (25)  
 Alex Spahiu (25)

**7:00 Welcome - Member/Guest Comments** - the members introduced themselves to the one resident in attendance, Morgan Schuter

**7:10 Approval of Minutes of last Annual Board Meeting** - Nancy motioned to approve, Fran seconded. Approved

**7:15 Board Election** - 5 members are returning. There were no nominations from the floor, so they were elected by acclamation. Alex, Nancy, Stacey, Curtis, Dawn. Fran motioned to approve, seconded by Morgan. Approved.

**7:20 2026 Budget ratification** - Stacey gave a brief update to explain the major changes to the budget since 2025. Alex motioned to approve, and Nancy seconded. Approved

**7:30 Updates from the Board** - Dawn reiterated how valuable Rod's contribution is to the neighborhood as he acts as a liaison between the PVCA and the City, as well as SSPRD. The Board held a clean-up night, a neighbor, Ruth Sharon, facilitated movie night, and Nancy worked hard to facilitate the new landscaping at Caley and Niagara. There are 14 homes for sale, with 11 sales so far, and 2 have been over \$1 million.

**7.35 Open Forum** - The board discussed the conditions of the 2 licenses that Fran has received from Ryan at the City, which state exactly what PVCA is responsible for with regard to the Holly and Orchard permittees. Orchard is to remain the responsibility of PVCA, but according to the license, the maintenance of Holly is not the responsibility of PVCA, other than maintaining the Russian Olive trees and the flag pole. Any restoration needed on Holly to be done by Sturgeon after the Xcel undergrounding project should be discussed with the City, not PVCA. The responsibility for weed mitigation on Caley will be discussed with the City once those conversations begin. Arrangements for the Halloween Hut were confirmed. The holiday party on December 9th will be announced on ND in a few weeks. Stacey will research options for small solar-lit trees to be displayed at the entrances during the holidays, which can be secured to the existing sign frames with cable locks. Dawn will send Welcome notes to the 5 new homeowners in PV.

**8:00 Adjournment**

**Next Scheduled Board Meetings: (Typically 4th Thurs, scheduled 2-3 months in advance)**

Nov 20 – 6:30 – 8:00 pm, Koelbel Library, Meeting Room C - Election of officers

Dec 9th Tuesday - Holiday Social (and short BOD meeting)  
Jan 22nd, Thursday, Board Meeting Koelbel Library