



PH&L COMMUNITY ASSOCIATION

PH&L - September 2023 Open Session Meeting

September 19, 2023 7:00 PM

Zoom or In person

The CenterPointe Club, 6200 Playa Vista Drive
Playa Vista, CA 90094

MINUTES

Directors Present

PATRICIA LONDRE TTEE - Vice President
STEVEN NAHED - Secretary
PETER LEBER - Treasurer
ALISHA KEYES - Member

Directors Absent

FILIEP VAN DEN BROUKE - President

Additional Attendees

Kavell Ferguson - Community Manager, FirstService Residential

I. CALL TO ORDER

The September 2023 Park Homes & Lofts Open Session Meeting was called to order at 7:00pm.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a) the Board will meet in Executive Session immediately following the Open Session meeting in order to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code.

Teleconference Notice:

Pursuant to the Centers for Disease Control and Prevention's (CDC) interim guidance on mitigation strategies in response to COVID-19 outbreak, including the implementation of social distancing measures where feasible, this meeting is being held via teleconference and videoconference. All homeowners were provided with call-in and video conference information and an opportunity to address the Board of Directors during Homeowner Forum.

Please be advised that pursuant to California Penal Code section 632 it is a crime to intentionally use a recording device to eavesdrop on a confidential communication without the express consent of all parties to the communication.

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Hybrid Meeting Discussion

III. COMMITTEE UPDATE & INVITED GUESTS

A. LANDSCAPE COMMITTEE

B. BUDGET COMMITTEE

C. PH COMMITTEE

D. STORAGE BIKE ROOM COMMITTEE

E. SOCIAL COMMITTEE

F. TECHNOLOGY COMMITTEE

IV. CONSENT CALENDAR

Resolved

That the board approved consent calendar items A - D as presented.

Motion: PATRICIA LONDRE TTEE

Second: PETER LEBER

► **Resolved**
The motion passed unanimously

A. APPROVAL OF MINUTES - AUGUST 17, 2023

Resolved

That the board approved the August 17, 2023 Open Session Meeting Minutes as presented.

B. FINANCIAL STATEMENT - JULY 31, 2023

Resolved

That the Board approved the Association's income statement for July 31, 2023, comparing actual results to budget, reserve statement, bank statements and reconciliations, check history report and general ledger as presented, subject to an annual audit. The report reflects a year-to-date net operating income of \$125,819.01 and year-to-date reserve funding of \$41,246.93 compared to the year-to-date reserve funding budget of \$24,444. The actual year-to-date operating expenses were \$124,306.74 and the budgeted year-to-date operating expenses were \$137,848. The association has \$9,272.05 in operating funds and \$853,097.46 in reserve funds.

C. RATIFY BANKING ANALYSIS

Resolved

That the board approved the below transfer analysis as presented:

Category	Account Type	Bank	Balances	Interest Rate	Maturity Date	Net Annual Interest
Operating	Checking	US Bank	\$19,449	0.00%	n/a	\$0
Reserve PHLC	New CD or Treas	Morgan Stanley	\$200,000	5.00%	24 months	\$10,000
Reserve PHLC	New CD or Treas	Morgan Stanley	\$200,000	5.15%	18 months	\$10,300
Reserve PHLC	New CD or Treas	Morgan Stanley	\$200,000	5.25%	12 months	\$10,500
Reserve PHLC New Account	MM	Enterprise B&T	\$132,075	4.58%	n/a	\$6,049
Reserve PHL1	New CD or Treas	Morgan Stanley	\$100,000	5.25%	12 months	\$5,250
Reserve PHL1 New Account	MM	Enterprise B&T	\$17,732	4.58%	n/a	\$812

D. RATIFY FIRE DOORS PROPOSAL

Resolved

That the board ratified their approval to move forward with the proposal from All Points Lock & Security to repair fire doors in the amount of \$5,842.28.

V. NEW BUSINESS

A. EV CHARGERS

B. TREE REMOVAL PROPOSALS

Resolved

That the board tables this topic until they can receive an updated proposal from Reynoso Tree Service.

C. ANNUAL DRYWOOD & SUBTERRANEAN TERMITE CONTROL

Resolved

That the board decided to table this topic until they receive further information from Accurate Pest Control.

D. RESERVE STUDY PROPOSALS

Resolved

That the board approved Level 3 from Strategic Reserves proposal.

Motion: PATRICIA LONDRE TTEE

Second: ALISHA KEYES

► **Resolved**
The motion passed unanimously

VI. HOMEOWNER FORUM

A Homeowner Forum was held.

VII. NEXT BOARD MEETING

The next Open Session Board Meeting is Thursday, October 19, 2023 at 7:00pm.

VIII. ADJOURN

There being no further business being brought before the Board of Directors. The September 2023 Park Homes & Lofts Open Session Meeting was adjourned at 7:26pm.

<i>Peter Leber</i>	11/13/2023
APPROVED	DATE