

# PH&L COMMUNITY ASSOCIATION

## PH&L July Open Meeting

July 29, 2021 7:00 PM

Zoom

Playa Vista, CA

### MINUTES

#### Directors Present

JORDAN PERSELL - President  
KEVIN TROSIAN TTEE - Vice President  
JENNIFER RICE TTEE - Treasurer  
BERT WALKER - Secretary

#### Directors Absent

None

#### Additional Attendees

Chris Moran - Regional Director, First Service Residential  
Victoria Rojas - Community Manager, First Service Residential

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### I. CALL TO ORDER

Call to order at 7:05 PM by

### II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

### III. COMMITTEE UPDATE & INVITED GUESTS

#### A. LANDSCAPE COMMITTEE

Management, Bert and Diane to meet with Brightview and to walk the property

#### B. TREASURER'S REPORT

Jennifer to create a one page financials for board to review better.

### IV. HOMEOWNER FORUM

Homeowner's brought up the following items:

- Water conservation efforts, such as, reducing watering the landscape, boiler room tank can be changed to a circulating pump, and changing out the toilet stoppers in the remaining 150\* toilets.
- Notify Park Homes owners when to open their gates for landscaping trimming and cleaning.
- The fan located on the top of the trash room.

### V. MINUTES

**Motion:** JORDAN PERSELL

**Second:** JENNIFER RICE TTEE

► **Resolved**  
*The motion passed unanimously*

### VI. UNFINISHED BUSINESS

### VII. NEW BUSINESS

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**A. FIRE SYSTEM REPAIRS**

Not all proposals were

**B. TERMITE CONTROL PROGRAM**

**Resolved**

The Board approved a maximum amount of \$1,500 to treat both units 405 and 216 as soon as possible. Management to collect a third proposal for annual termite inspection and treatment.

**C. INSURANCE**

**D. 13011 ROOF**

Management to get in touch with the vendor provided by the homeowner, Walter to begin repairs.

**VIII. NEXT BOARD MEETING**

**IX. ADJOURN**

Meeting adjourned at 8:48 PM

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APPROVED

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DATE