

**PH&L COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Via Zoom  
13020 PACIFIC PROMENADE, PLAYA VISTA, CA 90094**

**TUESDAY, JANUARY 5, 2020 – 7:00PM**

**OPEN SESSION MINUTES**

**DIRECTORS PRESENT**

Jordon Persell, President  
Jennifer Rice, Treasurer  
Kevin Trosian, Vice President  
Bert Walker, Secretary

**DIRECTORS ABSENT**

**FIRSTSERVICE RESIDENTIAL**

Chris Moran, Senior Community Manager

**I. CALL TO ORDER**

The Board of Directors Meeting was called to order at 7:02 pm by Board President, Jordan Persell.

**II. ANNOUNCEMENT – EXECUTIVE SESSION MEETING**

In accordance with Civil Code Section 4935(a) the board will be meeting in Executive Session immediately following the Regular Session meeting on January 4, 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.

**III. COMMITTEE UPDATES**

**A. PRESIDENT’S REPORT**

It was noted that hydro-jetting was planned for the 28<sup>th</sup> and 29<sup>th</sup> of January, and dryer vent cleaning would take place in early February.

**B. TREASURER’S REPORT**

This matter was tabled as November financials have not yet been produced.

**C. LANDSCAPE COMMITTEE**

Diane Hudock was present and gave an update noting the following:

- Paseo plants being allowed to grow unimpeded currently.
- Possible tree removal
- Irrigation leak
- Possible removal of all palms discussed – committee to consult with Brightview

#### IV. HOMEOWNER FORUM

Several homeowners were present to discuss the following items:

- Landscaping issues / tree trimming
- Website update

Homeowners present: Larry Londre, Patti Londre, Candace Poolman, Randolph Jones, Diane Hudock.

#### V. UNFINISHED BUSINESS

##### A. APPROVAL OF MINUTES – NOVEMBER 2020

Motion: Persell

Second: Walker

Resolution: The Board resolves to approve the November open session minutes, pending date correction in executive session disclosure, as presented by management.

The motion carried unanimously.

#### VI. NEW BUSINESS

##### A. RESERVE STUDY

Motion: Walker

Second: Persell

Resolution: The Board resolves to select Strategic Reserves to perform annual reserve study of community assets.

The motion carried unanimously.

##### B. STANDPIPE REPAIR

This matter was tabled for an additional proposal.

Resolution: The Board resolves to approve the proposal presented by Pro Systems to install new access system for \$43,320.00 to be paid from reserve account.

The motion carried

#### C. FIRE SAFETY TESTING

This matter was tabled for an additional proposal.

#### D. MOVING RULES

The Board discussed the current community moving rules—flyer to be posted in elevator noting outline.

#### E. GARAGE LEAKS

The Board reviewed a summary of all leaks reported within the garage. Proposals forthcoming.

#### F. LEAK PROPOSAL

The proposal to repair a storm drain leak at 6099 Seabluff was tabled for additional review time.

#### G. FLASHING REPAIR

This matter was tabled for additional review time.

#### H. LIGHTING PROPOSALS

This matter was tabled for additional review time.

### VII. ADJOURNMENT

There being no further Executive Session business, the meeting was adjourned at 8:31pm.

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_