

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

MONDAY, NOVEMBER 30, 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 November 30, 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

Director Persell gave the community an update on recent activities

Director Walker also advised on ongoing work to mechanical equipment in garage, as well as the need to assess garage leaks.

B. TREASURER’S REPORT

Director Rice gave the community an update on ongoing work to revise the community’s financial statement to ensure accurate record keeping. October financials have been completed.

C. LANDSCAPE COMMITTEE

N/A

D. PARK HOMES COMMITTEE

Member Patti Londre was present to discuss Park Homes matters, including landscaping

IV. HOMEOWNER FORUM

Several homeowners were present to discuss the following items:

- Landscaping issues / future installation plans

Homeowners present: Larry Londre, Patti Londre, Candace Poolman, Randolph Johnes.

V. UNFINISHED BUSINESS

A. APPROVAL OF MINUTES – OCTOBER 2020

Motion: Persell

Second: Rice

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

The motion carried unanimously.

VI. NEW BUSINESS

A. RESERVE STUDY

This matter was tabled for additional information

B. ENTRY SYSTEM REPLACEMENT

Motion: Persell

Second: Rice

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. STAND PIPE REPAIR

This matter was tabled for additional information.

D. HYDROJETTING

The Board discussed a conditional approval of Enterprise Plumbing bid to jet horizontal lines, management to confirm whether or not it is advisable to include vertical risers, which were listed on each proposal.

VII. ADJOURNMENT

There being no further Executive Session business, the meeting was adjourned at 7:38pm.

APPROVED: _____ DATE: _____