MONTE SERENO COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING
September 24, 2015

MINUTES

NOTICE OF MEETING:
Upon due notice, given and received, a meeting of the Board of Directors of Monte Sereno Community Association was held on September 24, 2015 at the Mizell Senior Center, 480 S. Sunrise Way, Palm Springs, CA 92262.

1. CALL TO ORDER: President Skip Rutzick called the meeting to order at 4:30 PM. Directors present were: President Skip Rutzick, Vice President/Secretary Paul Titcher and Treasurer David Kivitz (via teleconference). Also present was Naudia Sharp of Desert Management and owners as indicated on the sign-in sheet. David Peters of Peters & Freedman was also present.

2. HOMEOWNER FORUM: Several owners spoke about various community issues and concerns; including assessable lots, access to association records, view obstructions, CC&R amendment vote, pet policy, Board communication with owners, landscaping violations, the new Alta Verde project and landscaping of common areas. Discussion also ensued regarding tensions in the community.

3. CONSENT CALENDAR:
a. Approval of minutes of June 18, 2015: Skip made a motion to approve the meeting minutes of June 18, 2015, second by Paul, unanimous vote, motion carried.
b. Acceptance of June-August 2015 Financials: Skip made a motion to accept the June and July 2015 financials with the condition that the expense for the surveillance equipment is reclassified from reserves to operating, second by Paul, unanimous vote, motion carried. The August financial report is tabled.

4. DISCUSSION:
a. Pet Issues: Paul explained the history of this issue. The CC&Rs, which were recorded in 2006 by Ashbrook, contain an absolute limit of 2 dogs per household. However, the rules and regulations, which were adopted by the Board in 2009, state that it is "recommended" that no owner keep more than 2 pets. Certain owners may have reviewed only the rules (which are vague) and did not know that the CC&Rs (which are absolute) control. This has led to confusion amongst some owners even though the Association has not taken any action to enforce the pet restrictions.

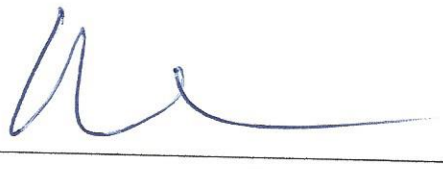
Robert Adams presented a proposed amendment to the CC&Rs that would allow up to (3) three domesticated animals per residence which Skip read aloud. Paul made a motion to have counsel draft a formal amendment to the CC&Rs working with the language submitted by Robert Adams that would allow up to 3 pets per household. This amendment will ultimately need to be submitted to the membership for a vote. Second by David, unanimous vote, motion carried.

Please note that the Board is not taking a position either way on the issue of 2 pets versus 3. The Board has agreed to this proposal to give owners the opportunity to decide this issue.

b. Street Cleaning: Skip explained this matter was brought up after the last meeting; but it may be a good idea to wait until after the construction is complete. Skip made a motion to contact a street sweeping company once the construction is done and evaluate after 6 months, second by Paul, unanimous vote, motion carried.

5. INFORMATIONAL:
a. Road Update: Paul reported that there are some cracks, etc. in the streets. There is an agreement in place (from June, 2013) with Ridgeback which provided the Association with $40,000 for a slurry seal once the construction is done. However, additional work may be necessary to address the cracking. Given that construction is winding down, the work may be able to be done within the coming year. It was also reported that the 2013 agreement with Ridgeback contains a full release of Ridgeback for any future claims relating to the streets which limits the Association's recourse if the streets are ever found to be defective. It appears that the details of this release were not disclosed to owners at the time. The current Board was not involved in the negotiation of this agreement.

6. NEXT MEETING: December 17, 2015 @ 4:30 at Desert Management

7. ADJOURNMENT: There being no further business, and upon motion duly made and seconded, the meeting was adjourned at 5:40 p.m.

Attest: