

MHCA Meeting Minutes

Tuesday, 11/17/20

Zoom

Due to COVID-19, this meeting was held on the Zoom platform.

Attendees: Anthony Todora, Di Grossett, Al Cellier, Michael Phillips and Beth Phillips

The following households had Accepted Invitations (taken from Zoom Registration list).

Tom Andrus, Amy Ba, Lauren Babek, Terry Carter, Terry Chan, Erin Cohen, William Culp, Ann D'Amato, Elaine Denham, John DiCarlo, Heather Fowler, Michael Gibbs, Bill Grossett, Norman Herrington, Jason Huang, Reid Isaki, Lisa Jankovich, Kathy Keller, Ann Kuklierus, Nicola Lagudis, Suja Lowenthal, John Needham, Beverly Palmer, Paul Papanek, Jeff Rudolph, Ali Sanjabi, Gail Shibayama, Jill Smith, Peggy Tremayne, Ruberta Weaver, Billy Wilkes, Yveta Williams, Anne Wold, and Lisa Zaradich

Meeting called to order at 7:04 pm.

Introductions of the all-volunteer team:

Vice President: Mike Phillips

Secretary: Beth Phillips

Treasure: Di Grossett

Member at Large: Al Cellier

President: Anthony Todora

Membership:

Ann Kuklierus

Welcoming Committee:

Michael Gibbs

Kathleen Kamikawa

Mary Jo Hazard

Fountain and Landscape coordinators:

Di and Bill Grossett

Lawyer:

Lisa Zaradich

Opening Statement by MHCA President Anthony Todora:

When I was elected to this position two years ago, I discovered that our association was not incorporated nor had bylaws to manage its membership. I got together with Di, Beth, Mike, Al, and a couple of other neighbors and it was determined we should formalize our association. Our goal was to create a set of bylaws that would mirror how we have been operating the last 20 years and create some structure as well as continue to add value to the neighborhood. We researched the creation of a nonprofit association and found it too daunting for our group of volunteers to accomplish it independently.

We were fortunate to find an attorney who specializes in Community Associations. After reviewing many options, it was decided that a nonprofit social benefit 501 C 4 organization was the best choice. An incredible amount of time was spent creating our nonprofit association, and now it's ready to be presented to you all.

We still are a 100% voluntary association with no authority upon anyone's property and 100% staffed with volunteers.

Our goal was to incorporate three important elements in our bylaws, such as:

- 1) Foster a sense of community and congenial neighborliness among Miraleste Hills' residents
- 2) To preserve and maintain our iconic Miraleste Hills Fountain and provide an aesthetically pleasing ambiance to residents and visitors
- 3) To inform residents of issues affecting the community

MHCA non-profit social welfare 501 (C) (4):

Lisa added to Anthony's opening statement saying in the unincorporated association cooperate forum has the liability built in and it is easier to run as the Social Welfare 501(C) (4). The organization does not pay taxes on its revenues. The MHCA was formed in February of 2020 through the IRS / Tax board.

Question from a member: What is needed to be called out when selling our homes with regards to the association?

Answer: Lisa stated nothing as this is a Social Welfare Community Association. We collect money to enhance the neighborhood.

Question from a member: What makes a Premium member?

Answer: Being current on the yearly dues of \$100.

Question from a member: We have only been asked to pay dues once since we moved here.

Answer: We were not collecting dues while we were working through the new process of becoming a 501 (C) (4). We will be collecting due for 2021.

Flock Camera System

Billy Wilkes from Flock Safety provided a short presentation. **Please see attached decks: "Flock Safety Quote – Miraleste Hills HOA" and "Flock Map"**

All residences may opt out or opt into the license plate recognition. Example: if you opt out (your plates have been removed from the system) your car will not show up on the log entering or leaving the neighborhood.

All data will be shared with the Los Angeles County Sheriff and the FBI.

Question from a member: How do you overcome the cell services issues?

Answer: We will pick the best carrier for the site.

Question from a member: Is there a backup if the camera or cell is not working?

Answer: Yes, we have backups within.

Flock Camera System continued:

Question from a member: Why don't you take pictures of the cars coming and going?

Answer: Not every car has front license plates and head lights can cause some glare.

Billy also stated the following:

You may buy additional signage from Flock at \$30 per sign.

If the cameras are vandalized they will pay to replace the camera the first time. The second time and beyond the association would have to pay for them to be replaced at \$500 each.

Treasury Report

Di reported that the bills for the last two years have been paid out of the reserve. She has prepared two slides to review tonight. Pie chart showing the projection for the 2020 year. As well as projection for 2020 and 2021.

MHCA Website

Al shared the website he has built and supported for about 7 years. Miralestehills.org He has just added the air quality link for the neighborhood too! Please log on and explore everything it has to offer. Al has also requested if any of the neighbors have website skills and would like to help out it would be much appreciated. Please reach out to

Please see attached Deck “MHCA Website Slides”.

Member-at-large charts “MHCA Website.pdf”

are at < <http://miralestehills.org/docs/Website20.pdf> >

Open Forum

Many of the new neighbors and some of the old, introduced themselves and provided their addresses. If these are your neighbors and you haven't had time to stop by and say hi please do so. A few of the participants mentioned they were so happy to meet the Welcoming Committee members and loved their welcome gifts.

Meeting adjourned 8:01 pm.