

**Starlight Mesa HOA**  
**Board Meeting Minutes**  
1-14-21, 7:00 p.m.  
By Video Conference

2020 Board Members Present –Fred Esrailian (FE), Elisa Fike Coleman (EC), Glenn Cunningham (GC),

2021 Board Members Present – Fred Esrailian (FE), Claus Boettger (CB), Deanne Tilton Dufree (DD), Jonathan Lui (JL), Nathan Fan (NF)

Minutes

The minutes of the 12-5-20 Annual Meeting were approved and will be posted on the website.

Appointment of Additional Board Members

FE moved that three additional members be appointed fill out the required five-member Board for 2021 beyond the two members (FE, CB) elected at the Annual Meeting. Deanne Tilton Dufree (DD), Jonathan Lui (JL), and Nathan Fan (NF) volunteered to serve. The 2020 Board voted to approve their appointments.

Assignment of Board Positions for 2021

The 2021 Board decided among themselves to accept the following positions:

- Fred Esrailian – President
- Nathan Fan – Treasurer
- Jonathan Lui – Secretary
- Deanne Tilton Durfee – Maintenance
- Claus Boettger – Maintenance

Action Item Review

The open Board Action Items were reviewed.

- 20-008, -009, -029, -039, relating to concluding and documenting open fence issues: assigned to FE; FE will follow-up; no new due date assigned.
- 20-011 relating to updating the handbook, “All Things Mesa” by GC; still in work.
- 20-027, -030, relating to update the contract with Jose Toribio, assigned to FE; newly appointed Maintenance officers (CB, DD) will complete ASAP.
- 20-033 relating to operating instruction for the pool equipment assigned to GC; not reviewed, reassign to NF and Pool Committee
- 20-043 relating to HOA easements on private land assigned to FE was not reviewed.
- 20-043 relating to negotiating a new contract with Cardinal Management, assigned to FE, was reviewed (see below).

### Liberty Utilities Back-Flow Issue

On December 4, 2020. Liberty Utilities, our new water supplier, sent a letter stating that the Mesa must install back-flow prevention devices on all seven of the Mesa services (water for landscaping and the pool area facilities), to their specification, within 30-days. Cardinal Management obtained two bids for the required installation ranging from \$17K to \$30K. No work was performed, and Liberty shut off the water in early January. Additional investigation into the requirements was made by homeowners, Berryman. Cardinal appealed to Liberty, and the water was turned back on. The issue was assigned to the Maintenance Officers (CB, DD) for resolution. The applicability of the requirement to the Mesa will be investigated (Action Item 21-001).

### Property Management Company

The Board elected to execute a new contract with Cardinal Management (existing provider) with expanded responsibilities for physical management of the Mesa facilities. It was agreed that a three-month trial performance period with the new provisions would be observed. FE will sign the document (Action Items 21-002, 20-035, 20-043).

### Landscaping Contractor

GC provided updates to the 2010 contract with Toribio Landscaping that were agreed to by DF and CB. CB will further update the document to include the schedule and criteria for maintenance the Cape Honeysuckle on the various hillsides. FE will discuss the modifications with Jose Toribio (Action Item 21-003). The new contract will be under the cognizance of the two maintenance officers. DD will be the principal interface with Toribio.

### Financial Status

FE reported that the latest financial status (end of November) shows the Mesa financial condition to be sound. No residents are significantly in arrears. It was agreed that the current financial priorities should be, first – back flow devices, and second, - Security Project.

### Additional Street Signs

JL introduced the issue of expanding the street signs in the Mesa to limit speed and to otherwise regulate traffic with child safety as an objective. He will coordinate with the City to determine what is appropriate and available. (Action Item 21-004)

### Tennis Court Net

It has been reported by a resident that the tennis court net is in disrepair and needs to be replaced. It was agreed that it should be replaced and FE will direct Cardinal Management to effect a replacement. (Action Item 21-005)

#### CC&R Update

FE reported that most of the legal work to update the Covenants, Conditions and Restraints (CC&R's) for the Mesa development to be consistent with current law has been completed before the updating activity was put on hold for resolution of the fence issues. He will make some updates to the current draft and circulate it to the Board for review. (Action Item 21-006) The previously assembled committee to address this process will not be resurrected. A thoughtful process will be established to introduce the updates to the community.

#### COVID-19 Related Signage

The pool closure signs will remain as long as the LA County guidelines require. The parks and playgrounds are open with proper distancing for those outside family bubbles.

#### Pool and Tennis Court Keys

There has been some difficulty with newly issues keys working properly in the pool gate locks. The pool gate lock will be replaced with the same key as the tennis court. (Action Item 21-007) New keys will be available from DD.

#### Next Meeting

The next Board meeting will be on Wednesday, February 24<sup>th</sup> at 7 pm. A new teleconferencing platform will be used (contact info to be provided by NF (Action Item 21-008) and the connection information will be announced on the Mesa website.