

THE RIVIERA ESTATES ASSOCIATION

MINUTES OF THE DECEMBER 7, 2015 85th ANNUAL MEETING

President Barbara Hillman called the meeting to order at 7:02pm. She introduced and thanked the Board of Directors & their administrative staff, Jeaneen Fabbro and Chase Holiday for their services. She thanked Paul & Hava Rahimian for hosting the meeting at their beautiful home. She acknowledged past Presidents and Board and the 8 guests. No associate members or Building committee members were present at the meeting. She reminded members the Board meets on the 1st Monday of each month. If members would like to attend a meeting, check with the REA office for the location. There was **quorum, and 82 ballots were received and counted**. The ballots were opened and tallied by the Inspector of Election at the meeting, the majority of the votes were for the incumbent Board, all Board members agreed to serve another term. Secretary Kim Eisman read the **Minutes of the December 2, 2014 Annual Meeting and the minutes** were approved.

Treasurer: Kristen Engle reported at the November 30, 2015 fiscal year end that we have \$175K in assets. We took in about \$7.5K in fees and \$63K in assessments. The majority of expenses are 50% landscaping and the balance is Insurance, legal and Administration. In October 2015 the Board approved a 10% increase for 2016. **The 2015 financials were approved.**

Landscape Report: Sandra Naftzger reported that 2015 was a busy year for Grounds work. REA spent about \$8,000 on the gardening crew and \$27,000 on various repairs and improvements, including trimmed most of the specimen trees in North Park and the areas bordering Sunset, at San Remo and Monaco. We continued to spray the oak tree in the Capri Circle for mildew and trimmed it in August. We also increased the size of the mulched area beneath the tree in an effort to further abate the mildew. We trimmed all 30 Tipus on D' Este and removed 5 dying palms. The holes were graded, filled and seeded just recently. Looking ahead, we will install battery timers on all the sprinkler valves. We will continue to trim trees and remove the dying ones. D' Este has lost 44 of its original 61 palms. 17 still stand and we will remove them as they fail. The Tipus are doing very well. We will replant groundcover areas on the west end of the D' Este medians. We may need to replace the sprinkler system in North Park and will probably re-grade and seed at that time. For next year, we have budgeted \$8,400 for gardening services and \$47,000 for repairs and improvements.

Building Committee: Bob Gale reported in the last 12 months, we had 3 ongoing projects – 1 teardown/new house development, 1 new house & 1 remodel. There were 3 projects completed in 2014 - 1 remodel, 1 solar panel project, and 1 pool house. There are 4 other new projects since the last meeting, all are active – 2 new homes, 1 remodel & 1 new pool. 3 approved projects that have not begun – 2 remodels & 1 landscape. 2 Approved projects are on hold - 1 pool and phase 2 of a remodel. 1 Project abandoned – Gym or rec room. 1 New Project awaiting submittal – new house. 1 New Project resubmitted and awaiting review – new house. 2 New Projects pending – 1 remodel & 1 new house.

Crime Report: Bob Gale reported for Phil Wood on a 6 month report from SSA Security based on subscriber info for entire Riviera. LAPD stats from April 1 – October 1: Riviera: No violent crimes. 7 Property Crimes: 2 residential burglaries, 1 theft from garage (bicycles), 1 theft from construction site, 3 thefts from motor vehicles. Works out to .0007 crimes per 10K population. (40% less than 2014) Riviera: 7 arrests to date in 2015 – 1 assault (homeless man vs LAPD), 1 burglary from motor vehicle, 5 vandalism. (January 1 – Oct 31)

Contrast: All of Palisades: 18 violent crimes, 189 property crimes. 81.2 crimes per 10K population, about 10% higher than last year. Brentwood: 27 violent crimes, 373 property crimes. 120.1 crimes per 10K population, about 35% higher than last year. Most common burglaries are “knock-knock” type. Vandalism in Sullivan Ranch. LAPD no longer goes after rummagers in trash bins. Homeless people are allowed to sleep on public property from 8 pm to 6 a.m.

The Board thanked Kim Eisman for organizing the Neighbor Block Party. It was very successful and the neighbors had a great time. The petting zoo was a big hit.

New Business: The Board announced the new REA website at rivieraestates.org. Barbara asked that all members look to the website for information pertaining to the association.

Several members spoke about safety and fire concerns by Capri and Casales Road at the entrance to Sullivan Ridge Fire Road. It has become a destination because of the old Murphy ranch with traffic and extra parking because of hikers and bicyclists. There is a lot of trash, cigarette butts, and beer cans. Residents have witnessed visitors picnicking on near-by residential lawns. Construction crews are also using this area to eat lunch. Several possible solutions were discussed including restricted parking, No Smoking, Fire signs danger signs, contacting Councilman Bonin's office, and having an Environmental Impact Report done to have Murphy's ranch torn down. The REA Board discussed forming a new Safety subcommittee to tackle these issues.

The **2016 Board of Directors** are Barbara Hillman, Bob Gale, Sandra Naftzger, Kristen Engle & Kim Eisman; Associates: Phil Wood, Jordan Kaplan & Paul Rahimian.

Meeting Adjourned at 7:58pm

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