

THE RIVIERA ESTATES ASSOCIATION

MINUTES OF THE DECEMBER 5, 2022 - 97th ANNUAL MEETING

President Bob Gale called the meeting to order at 7:21pm. He thanked Beth Karmin for hosting the meeting at her beautiful home. Bob introduced & thanked the administrative staff, Jeaneen Fabbro for her 19th Annual meeting & her daughter Mikaila Fabbro for their service. He introduced himself and thanked the current board Sandra Naftzger, Anne Leeds, Beth Karmin & Anousha Wickser and associate members: Justine Bloomingdale, Jill Howe, Jennifer Hawks, Christine Weller, Howard Sands, Dannine Sheridan, Jordan Kaplan, Larry Barnett, Brian & Shelley McCarthy & our host, Beth Karmin. Not everyone could be there. He also thanked the building committee members: Robert Bloomingdale, Tina Gale, Anousha Wickser & Nancy Sussman. He reminded members the Board usually meets on the 1st Monday or Tuesday of each month, which may be adjusted for holidays and Board members' schedules. The information is publicly posted on the bulletin board at the north end of North Park, above the Capri Circle. If members would like to attend a monthly meeting, check with the REA office for the location. The REA office phone number is 310-459-3346 the email is REAHOA@gmail.com. There was **quorum**. The ballots were opened and tallied by the Inspector of Election during the meeting. We had no other nominations after our notification in October. The majority of the votes were for the remaining incumbent board and members listed on the ballot. A motion was made to not read minutes; the 2021 Minutes were approved.

Treasurer's Report: Anne Leeds reported that the 2022 Annual revenues are approximately \$112K with approximately \$93K from the annual assessment and the balance coming from fee income. It was a good financial year with no surprises. Roughly one-third of our expenses are for landscaping and 2-thirds are for administrative costs, legal fees, insurance premiums and security camera system upkeep. Our net income was \$33K of which we added \$2620 of the net to our reserves. Cash & Reserves stand at about \$360K which we think is comfortable. Next year's budget is largely the same. The Board voted not to increase on the assessment for 2023. **The 2022 financials were approved.**

Landscaping Report: Sandra Naftzger reported this year we spent \$14K on gardening service & another \$23K on repairs and improvements, well under our budget of \$32K. Next year we have budgeted \$16K for gardening service & \$27K for repairs and maintenance. Over the year, we cleaned and trimmed both side of Sunset including the mature trees on the north side between Monaco & Capri. We replaced various dying shrubs & reseeded small areas as needed. The 30 Tipus on D' Este were trimmed. The dying Cedar in N. Park was removed & the soil was treated for disease. Additionally, sprinkler and valve repair are a constant, ongoing expense. We are slowly converting from plastic to brass. Looking ahead we will plant something in the North Park area where the cedar was removed. We have 6 remaining canary palms on D'Este that may fail & will need removal. We have considered adding a new tree to South Park. We have 6 remaining canary palms on D'Este that may fail & need removal. We have considered adding a new tree to South Park & at some point, we will replace the sprinkler system at N. Park and re-seed.

Building Committee: Committee members are Bob Gale, Robert Bloomingdale, Tina Gale, Anousha Wickser, & Nancy Sussman. The Building Committee always needs your help & support. Many members notify the committee when they see something that might be in question – and that is very helpful. It is a difficult balance to protect the interests of every resident against the CC&Cs & Architectural Guidelines. We want people to have the house they want & we try to work with homeowners and architects to achieve that within the guidelines. Bob Gale reported in the last 12 months **Ongoing projects since last meeting:** 1608 Amalfi – new house, sold, nearly complete; 1660 Casale – new house, possible height issue; 13505 & 1351 Lucca – remodels & 13525 Romany – new house, nearly complete. **Projects completed since last meeting:** 1529 Amalfi & 1555 Amalfi – new houses & 1541 Monaco – gates and fences. **New projects since last meeting, active: 0. Approved projects that have not begun:** 13544 D'Este – new house; 13554 Lucca – Solar Panels & 1344 Monaco – interior remodel only (no change in footprint). **Projects abandoned:** 13525 Lucca –new house – may be resubmitted. **New Projects awaiting resubmittal: 0. New Projects submitted, awaiting review: 0. New projects disapproved – future intentions unknown:** 1582 Sorrento – disapproved for exceeding lot coverage. **New projects pending:** 1536 Sorrento – empty lot; owner has not indicated any intentions.

Crime Report: Anousha Wickser reported Statistics from LAPD and SSA for entire Riviera – REA + California Riviera + Upper Riviera for 2022. The Reported crimes in the Riviera from January thru mid-November (there may have been other non-reported crimes): **2 Burglary/Theft from Motor Vehicle:** 1 in June – 500 block Spoleto; 1 in July – 500 block Spoleto (plus 6 from the Will Rogers Parking Lot over the summer). **7 residential burglaries:** 2 in March (1600 block of Casale; Amalfi at Romany); 1 in May (14300 block of Sunset); 2 in June 06-17 1600 blk San Remo, 06-22 700 blk Amalfi 12:00pm; 1 in July (1700 block San Remo); 1 in August – (1500 block Capri). **3 Plain Theft (stealing items left outside of a residence, under \$950):** 1 in February -1200 block Capri; 1 in August – Pavia & Capri; 1 in September – 1400 block San Remo. **2 Grand Theft Auto:** Both in November, both on 1400 block of Capri. Most thefts from vehicles occur because the vehicle is unlocked. So always lock your car, even in your own driveway.

Neighborhood Party: The party this year was a success. The In-N-Out truck was a hit, as well as the many rides and games. Residents enjoyed pony rides, the petting zoo and had a surprise visit from local Palisades resident, Sir Sven the Goat and his sidekicks, Astrid and Elsa. This is a free event for the neighborhood and is funded by donations, no cost is borne by the HOA. If you would like to donate, please email the office and we will connect you to David Royce who selflessly organizes this lovely annual event.

New Business: The Restated Declaration of Covenants, Conditions and Restriction and By-Laws were also presented on the ballot. The majority of the votes were to approve the changes and there were made to bring the CC& R's and By-Law's into compliance.

At the meeting, the newly revised Film Rules were approved at the annual meeting as were the additions to the Architectural Guidelines.

There is concern with fire danger and crime with the influx of homeless camping in the hills and parking overnight in the neighborhood. The residents in attendance decided to form a group to take further action and research cameras, etc. Jill Howe volunteered.

Sandra Naftzger and Bob Gale retired after many years of dedication to the association. They were surprised with well wishes, a cake and thank you gift by the new board. They will be missed.

Old Business: Even though Barbara Hillman was not in attendance, a friendly reminder that LEAF BLOWERS are illegal because it wouldn't be an annual meeting if we didn't mention it. President Gale made his annual plea regarding DOG POOP in common areas: please pick it up. Most dog owners are responsible, but some, not so much. If you are walking your dog and you see other poop, we'd appreciate if you'd pick it up and thereby score some karma points and help keep the neighborhood cleaner and more sanitary.

Casale Road and Sullivan Fire Road –We will continue to share costs with the other two associations. We each will pay 1/3 of the cost. We will continue to have a security guard posted to detour hikers on red flag days. We have installed cameras that face the street and security will be able to see traffic, this will also be helpful for the police.

As a reminder: The HOA has no control over the city streets or parking issues. Nor do we get involved in neighbor disputes unless they have to do with the CC&C's.

Thank you to the Directors, Associates and Building Committee who are dedicated to your interests. At the board meetings, issues are carefully discussed, and we owe them a sincere 'Thank you'. We are a Board of Volunteers who are residents just like yourselves.

The **2023 Board of Directors** are Anne Leeds, Jill Howe, Jennifer Hawks, Anousha Wickser & Beth Karmin. **Associates:** Jordan Kaplan, Paul Rahimian Justine Bloomingdale, Jill Howe, Jennifer Hawks, Christine Weller, Brian & Shelley McCarthy and Larry Barnett. **Building Committee:** Bob Gale, Robert Bloomingdale, Tina Gale, Anousha Wickser & Nancy Sussman.

Meeting Adjourned at 8:28 pm

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