

CASTELLAMMARE MESA HOME OWNERS
Annual General Meeting
February 21 2017

The Annual General Meeting (AGM) was held February 21, 2017 at Calvary Church, 701 Palisades Drive, Room 138. The meeting was called to order at 7:00 pm by Board President Kim Clary. Other Board members present were: Doug McCormick, John Cordic, Mike Lofchie, Mo Sahebi and Muriel Janes. Aly Montes was unable to attend. Architectural Committee (AC) members attending were: Flora Cordic, Reuel Sutton, Marg Churchill, and Bob Marrs. (Mo Sahebi and Kim Clary are also on the AC.) Approximately 50 residents attended the meeting.

1. No introductions were made since the residents were familiar with the Board and Architectural Committee (AC).
 - There was no representation from LAFD or Councilman Bonin's office.
2. LAPD Senior Lead Officer Michael Moore
 - Officer Moore stated LAPD is not able to send weekly crime reports to AOL email users if some people were wondering why they are not getting them. He also is in a contest at the department to see who has the most followers on Tweeter and encouraged residents to follow him on Twitter at Mike@LAPD#1.
 - Crime is up in the Palisades in general and up 300% for GTA. . Some residents are leaving keys in their cars and are leaving valuables in plain sight.
 - A recent break-in on Tramonto appears to be professional and probably was cased out. The residents were away two days. The back of the house is on the hillside and not visible to neighbors or passers-by. All cupboards and drawers were gone through and small electronics and good jewelry were taken.
 - He recommends a good alarm system, because that shortens the amount of time a burglar has to go through the house. Cameras are a deterrent, but often times burglars are wearing hats and hoodies pulled over faces. Dogs can also be a deterrent, but cited an incident where a dog was killed by the burglar.
 - The doorbell camera is becoming popular and also a deterrent.
 - A resident asked about installing a sign on lower Castellammare indicating that vehicles are being photographed like we have on the Los Lions end of the neighborhood. Officer Moore stated if we were to get a camera, it should be one that captures the license plate.
 - When we had the sign installed a couple of years ago near Los Lions, we were unable to find a resident on Porto Marina who would allow the sign put on their property. Kim will attempt again to find someone on Porto Marina who will allow ACS to install a sign.
 - Finally Officer Moore stated the neighborhood awareness is very important. His email address is 27995@LAPD.lacity.org and his phone is 310-444-0737.
 - Bart Young reminded the residents about his free information sharing system Wissel and he would be available after the meeting to sign people up.

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3. Treasurer's report—Doug McKormick
 - Report attached

4. Real estate report—Judy Orsini
 - Detailed report attached to minutes
 - There are 51 homes on the market at this time. Not as much activity this year. It seems to be leveling off.
 - A resident asked about the status of the Thelma Todd Café on PCH. Shirley Haggstrom stated that the person who bought it seems to be dedicated to restoring it and that it will probably be private. offices.

5. D and O insurance—Doug McCormick
 - Doug reported that last year our insurance premium was \$9000 with a \$5000 deductible. Many insurance companies in California are denying HOA insurance due to the many lawsuits in this state.
 - Some companies did not even give a quote when requested. When Doug finally got a quote it was \$22,000 with a \$50,000 deductible. We have approximately \$32,000 in our treasury.
 - At noon the day of the meeting, after much diligent searching and the help of a resident, he got quotes for a \$3 million or a \$1 million aggregate policy with \$25,000 deductible for each occurrence. The premiums are \$4305 and \$2451 respectively.
 - There was discussion regarding whether or not to respond each time a potential builder contests the AC decisions, therefore saving attorney fees each time we consult.
 - The Board will discuss and vote on the issue soon since our current policy expires in a couple of weeks.
 - After the meeting several residents approached Kim and were very supportive of asking residents for additional funding if a situation arises that is not covered in our treasury.

6. CMHO Business
 - The street sweeping company that was hired last year was not able to keep up with the sand and dirt accumulated in intersections due to all of the construction in the neighborhood; therefore it was discontinued. No response to requests to the City Councilman's office to sweep Tramonto.
 - Signs at Coperto and Tramonto—We were able to have “no smoking” “no trespassing” signs posted citing the ordinances and penalties for violations.
 - The Welcome Committee has been successful and given good bottles of wine and marble wine coasters to several residents.
 - The AC has been inundated with plans this year with no end in sight.
 - Mo reported a new LA City ordinance 2035 requiring 60 foot streets for new buildings. Our streets are no more than 40 feet wide.

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- John reported that the Revello stairs project had to be discontinued due to objections of the homeowner who lives next to the stairs. Over \$4000 was collected from residents from upper and lower Castellammare. He will be pursuing other avenues to get the project completed.
- The County wants the Gladstone's property to have a 40 year lease, so we will expect some changes there. There is expected to be a turn-a-round in the parking lot for buses, so that they do not have to go down Temescal to PCH.
- Apparently there is going to be a change in the culvert in Los Liones Park that has been planned for years.
- The Community Council meeting this Thursday will be discussing overnight parking for the homeless.
- Doug reported that 90 of the homeless in the Palisades have been engaged by the workers from PPOC and 35% are off the streets. Two thirds percent of the money that has been donated to PPTFH come from organizations.

7. Voting for CMHO Board

- Mikael Kuhn introduced herself and ran for the Board.
- Residents were asked to vote for CMHO Board of Directors—one ballot per household.

10. The meeting was adjourned at 8:40 pm.

Respectfully Submitted,

Muriel Janes, Secretary