

**APPROVED JAN 31, 2013**

**Minutes of the Open Meeting of the Board of Directors  
of the Sandside Villas Homeowners Association  
Held in Unit 102 on Oct 25, 2012**

**1 Call to Order**

Meeting was called to order at 7:03 PM.

**2 Roll Call**

- Directors Present
  - James Campbell, Unit 102, President
  - Phil Nam, Unit 206, Vice President (via Skype)
  - Joe Grammatico, Unit 103, Treasurer & Secretary
- Directors Absent
  - None
- Other Attendees
  - None

**3 Review and Acceptance of Minutes**

Minutes of previous board meeting held on July 26, 2012 were adopted.

**4 Reports**

Treasurer's Report for third quarter was approved.

**5 Unfinished Business**

None.

**6 New Business**

**6.1 Items Related to HOA Survey Results**

The following items are related to the HOA survey in August.

**6.1.1 Stucco Exterior**

Whereas 85% of owners responded that the stucco exterior of the building does not need to be repainted this year, the board resolved to defer repainting until FY2014. Reserve funding plan has been updated accordingly.

**6.1.2 Short-Term Leases**

Whereas 77% of owners responded in favor of prohibiting leases of duration less than 30 days and whereas such leases are prohibited by Chapter 3.32 of the Hermosa Beach municipal code, the board resolved to begin enforcing Clause F of Article VIII of the CC&Rs prohibiting illegal activity in the case of short-term lease activity.

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### **6.1.3 Bicycles in Parking Garage**

As 62% of owners responded that bicycles should no longer be prohibited in the parking garage, the board plans to update the operating rules to allow bicycles as long as they are locked up.

### **6.1.4 Security of Entrances to Central Patio**

Security of entrances to the central patio was discussed. As both the north and south entrances are now in working order, no further action was deemed necessary.

### **6.2 FY2013 *Pro Forma* Operating Budget and Reserve Funding Plan**

After some discussion and minor modification, the proposed FY2013 *Pro Forma* Operating Budget and Reserve Funding Plan was approved by unanimous vote of the board.

### **6.3 Election Timeline**

As the two-year term of the current board of directors is nearing an end, the board agreed on the following timeline for elections

- Nomination period from Oct 25 to Nov 30
- Ballots mailed out Dec 1
- Voting period starting Jan 1, with votes being counted at meeting on Jan 31

## **7 Adjournment**

Meeting was adjourned at 7:48 PM.

Minutes were recorded by Phil Nam and James Campbell.

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