

ARROYO OAKS HOA

MEETING August 11, 2020

Meeting called to order at 7:05 pm

Board members present

President - Romy Teh

Vice President - Leticia Longoria

Financial Officer - Kenny Kato

Secretary - Nancy Anderson

Member at Large - Laraine Kirihara

Peter Ryan from Cardinal Management Group - 323-349-0865

Homeowners present

Units 113, 217, 103, 205, 106

Financial Report:

As of July 31st 2020, there is a total of \$230,703. in our Reserve account. \$5292 went into the reserves. Our total liabilities and equity including investments are \$279,176. The association was over budget on plumbing and roof repairs.

Old Business:

- **Re-Keying** – The cost for the re-keying will come out of the Reserves and may be close to \$15,000. There was a group discussion among homeowners present at the meeting as to ways of re-keying for added security into the garage. The idea was suggested of changing the elevator access so that a key is needed from the garage into the complex, but that would be extremely expensive. Re-keying would replace the current cylinders which are wearing out.

New Business:

- **Package thieves and security issues** – There has been an uptick in people trying to illegally gain access into the complex and take packages from front door areas. One person was captured on camera climbing over the small opening at the top of the fence at the front gate. It was suggested that Peter get a security consultant to do a walk around the property to see how we can increase security, and perhaps add metalwork above the gates so that no one can climb in that way. In the meantime, to thwart your packages being stolen; HAVE YOUR PACKAGES DELIVERED TO YOUR WORKPLACE OR AN AMAZON OR FEDEX LOCKBOX FACILITY, OR ASK A NEIGHBOR IF YOUR PACKAGE CAN BE DELIVERED TO THEIR HOUSE IF THEY ARE GOING TO BE HOME.
- **130 Intercom** – There was a problem with the 130 front gate intercom not working. Peter had a repair person come out and was able to get the intercom to function enough that units could be buzzed, but not grant access for the gate to open. That problem was being caused by an electrical malfunction and will need more repair work, which is in progress.
- **Emergency Lights** – Some of the emergency lights are not coming on correctly, so Peter has scheduled an electrician to come out and fix the problem. This has to be done due to safety concerns.
- **Small leaks** – Peter will check on some leaks he believes are being caused by Air Conditioning condensation.

Homeowner Concerns:

Vagrant concerns – There was a group discussion by homeowners complaining about all the problems caused by one occupant of the complex. This occupant has visitors coming by at all hours disturbing homeowners. The people coming in are climbing over the gate and picking locks to gain entry. They are calling random homeowners at all hours multiple times to be let in, saying which unit they are here to visit, which is always the same occupant. They are standing by the front gates and push their way in when a homeowner goes in or out. Several residents say they have been confronted or physically hassled by these trespassers. Our cleaning crew and various residents have reported seeing these trespassers actually sleeping in the stairwells, and when asked who they are, they say they are visiting this same occupant. They also pound on the window of the occupant in the middle of the night to gain access. Everyone is wondering how we can solve this problem which is totally out of hand. The problem has been discussed with the unit, but no resolution has occurred. Homeowners have asked if the complex can hire a security guard, but this would be way too expensive. The board is continuing to try to solve the problem, perhaps through legal means if necessary.

Package thief – One homeowners suggested having packages delivered to a locked area here in the complex. There really is no place to build a storage facility for that purpose. Amazon and FedEx do have those facilities and residents could have their packages sent there until the problem is solved.

General Meeting adjourned 8:02 pm

Closed Board session began at 8:03 to assign board positions

Closed Board session adjourned at 8:10 pm

HOA meetings are held every other month on the second Tuesday of the month:

Next Meeting: October 13th at 7pm

If meeting are rescheduled due to the pandemic, the new time/date will be posted.