

ARROYO OAKS HOA

ZOOM VIDEO MEETING March 2, 2021

Meeting called to order at 7:04 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

No homeowners were present

Financial Report:

As of Tuesday, February 16, 2021, there is a total of \$271,749. in our Reserve account. \$5,506 is going into the reserves monthly. Our total assets including investments are \$331,207.

Old Business:

- **Re-Keying** – Our current keying system was worn out and we needed new locks and new keys. These have been purchased. When the new keys are distributed, owners will be given a new key for each old master key they currently hold.

New Business:

- **Re-Keying** – Continued... The new keys and locks have been made and will be picked up by Peter. Homeowners will bring their old keys for verification and will be given one new key for each old one they currently have. The installation of the new locks in the complex will begin when the keys have been passed out, rendering the old keys useless. The installation of the new locks should only take a day, with Antrim installing them with coordination on timing with the elevator company. The board is waiting for the keys to be finished and then dates will be decided when the key pickup will be for homeowners. - THIS INFORMATION WILL BE POSTED - It will probably be in the next couple of weeks: 2 hours on a Saturday for the 124 building, and 2 hours on a Sunday for the 130 building, in the Recreation Room. If a homeowner cannot make it on the appointed days they will pick their key up from Peter at the management company by appointment.
- **Continued water intrusion into the garage** – This has been an ongoing problem. The attempted resolution of waterproofing all the planter boxes has helped a lot but has not been a full remedy. Peter has walked the property with owners of three companies who manage and contract with workers to do more work in the complex to make sure this problem is finally completely fixed. These companies oversee the entire project from start to finish. The board is currently reviewing all the companies and will meet with the owners to make sure prices are fair and check reputations and history. The work will include re-excavating the planters for redesigning the drainage systems, including all the planters along Monterey Road, and waterproofing the cracks that are leaking from the courtyards. This will be an expensive project but would be much more expensive if it is not taken care of. We can't let the rebar in the garage rust or we would have major problems with structure.

Homeowner Concerns:

Per a homeowner email: Another complaint about the man who is named Carlos, who is not a guest of any homeowner or tenant, but continues to follow cars into the garage, or climbs over fences and trespasses onto our property. He has been seen taking packages from people's front door areas. Notices with his picture are going to be posted around the complex. Please call the police if you see him.

Meeting adjourned 8:07 pm

Next meeting to be announced: Meetings may continue to be held by zoom due to the pandemic