

**REGULAR MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday, July 22, 2015 - 7:00 pm**  
**Park Vista Senior Housing**  
**615 E. Holly Avenue, El Segundo, CA 90245**

**CALL TO ORDER:**

The regular meeting was called to order at 7:00 pm at Park Vista, Chairman Stone presiding.

**ROLL CALL**

**Members present:** Martin Stone, Jim Latta, Jim de Cordova, Paula Rotolo and Terry Sue Aikens.

**Members absent:** None

**Others:** Neil Cadman, Property Supervisor, Cadman Group, a California Corporation  
David King, City Legal Representative per Mark Hensley  
Jesse Bobbett, Recreation Superintendent/City Liaison

**A. PUBLIC COMMUNICATION**

At this time, members of the public may speak to any item on the agenda only. Before speaking, you are requested, but not required, to state your name and address for the record. If you represent an organization or a third party, please so state.

Gordon, 317 requested why a change of venue is being discussed, also why is the gambling being an issue since it was submitted from an anonymous person.

Steve, Resident, objects to moving the meetings to a different venue.

325, Resident Objects to moving the meetings to a different venue;

Resident spoke regarding not moving meetings and the "gambling issue.

Item moved up from later in the agenda.

**D. UNFINISHED BUSINESS**

**1. Repair and Modification of Patio Decks and Doors in Units 219, 220 and 221 to Prevent Further Water Intrusions.**

Stephanie Katsouleas, Public Works Director spoke regarding the bids for the deck repair, 2 bids were received. She stated at that time she was not comfortable with the bids. A second bid request was sent out and one bid was received. She explained at the walk through she conducted with two of the Board Members that in her opinion only 3 of the decks need repair at this time. The cost change if we just repaired 3 decks, would be under the PW limit. She did state that at a later time a change in the threshold at 219 might still need to be done. She requested how the Board would like to handle it.

Motion to approve the repair of the 3 decks only, 219, 220 and 221 with the larger 4 inch drain, was made by Member Stone, Seconded by Member Rotolo. Motion passed unanimously.

## **B. APPROVAL OF MEETING MINUTES**

### **1. Regular Meeting on June 24, 2015.**

Motion: to approve the Minutes of the June 24, 2015 Regular Meeting with corrections to the financials, was made by Member Rotolo Seconded by Member Latta. Motion carried unanimously.

## **C. NEW BUSINESS**

### **2. President's Report**

Chairman Stone addressed the progress regarding the ways and means of providing additional Senior Housing. A survey was done and popular vote was that more housing is needed, but they don't want public funds used to obtain it or build it. With City Council approval they would like to look at options to any donations or purchases of units these under the non-profit umbrella .

### **3. Presentation of the Management Report -None**

### **4. Reserve Accounts LAIF (Local Agency Investment Fund)**

Motion to receive and file the Investment Fund for the month April, May, and June was made by Member Rotolo, Seconded by Member Akins. Motion carried unanimously.

### **5. Financial Statements**

For the month of April, 2015, Mr. Cadman reported actual ending cash in the Bank \$103,951.62 as of April, 2015 Grand Point Account, was \$26,710.04 Park Vista Business checking account at Chase was \$11,100.00, LAIF was \$208,604.62, and Chase money market account was \$107,648.10 for a total checking and savings of \$458,014.38.

For the month of May, 2015, Mr. Cadman reported actual ending cash in the Bank \$116,133.01 as of May, 2015 Grand Point Account, was \$26,713.44 Park Vista Business checking account at Chase was \$11,100.00, LAIF was \$208,675.20, and Chase money market account was \$107,651.50 for a total checking and savings of \$470,273.15.

For the month of June, 2015, Mr. Cadman reported actual ending cash in the Bank \$118,277.67 as of June, 2015 Grand Point Account, was \$26,716.74 Park Vista Business checking account at Chase was \$11,100.00, LAIF was \$208,675.20, and Chase money market account was \$107,655.25 for a total checking and savings of \$472,424.86.

Motion was made to receive and Filed statements, invoices, finances, and transfers between accounts for the month of April, May, and June, 2015 was made by Member Latta, Seconded by Member Rotolo . Motion passed unanimously.

Agendize for the next meeting address the refrigerator and appliances regarding ownership, repair, etc. of appliances.

### **6. Alcohol and Gambling Policy for Park Vista**

David King, Attorney; several games per California State Law are prohibited, and if there is a percentage that would go to the house is not permitted. If games that are not addressed in the penal code and Park Vista does not profit, there is not a problem with friendly gaming games.

Because alcohol is allowed Park Vista would not be liable, there is no ban, but everyone is advised to act responsibly.

### **7. Location of Regular Meetings of the Housing Corporation Board**

Motion to meet bi-annually (twice a year) at a different location to be determined was made by Member de Cordova, Seconded made by Member Latta. Motion passed unanimously

## **8. Mirror for Parking Garage**

Motion to approve the installation of a mirror in the Park Vista Parking Garage to help drivers safely navigate the garage was made by Member Latta, Seconded by Member Rotolo. Motion passed unanimously

## **9. Water Conservation at Park Vista**

Approve the suggestions submitted by Mr. Cadman with the exception of the removal of the grass. The issue with the grass will be reviewed at a later time.

Mr. Cadman suggestions:

1. Toilets: All toilets at Park Vista are "water saving" 1.5 gallon toilets however one running toilet can waste up to 600 gallons of water per day. 1.5 gallon toilets have actually caused increased water usage due to their low performance.
2. Showers; Duration of showers from 8 minutes to 5 minutes can save about 5 gallons of water per shower, or possibly 500 gallons of water daily (assuming that all tenants are showering for 8 minutes per day). Each supplied shower head (assuming a tenant has not changed the shower head) is water wise.
3. Faucets: A dripping faucet can waste from 1 to 2 gallons of water per faucet and if slowly running, 50 gallons per day.
4. Washing machines.
5. Dishwashers: Not a major source of water usage and does not "waste" water.
6. Irrigation: One may think irrigation uses much more, but uses relatively little water. What is "wasted" is overspray onto walls and sidewalks.

## **B. UNFINISHED BUSINESS**

### **1. Repair and Modification of Patio Decks and Doors in Units 219, 220 and 221 to Prevent Further Water Intrusions**

Item taken out of order earlier in the meeting.

### **2. Board Handbook Sub-Committee Status Updates**

Member Latta stated that he didn't feel this item needed to be on the agenda regularly any longer.

### **3. Future Senior Housing Options Sub-Committee Status Update.**

Under President report.

## **C. CITY STAFF REPORT**

Mr. Bobbett Reported on the July 4 event. Two more concerts in the park .

## **G. RESIDENTS SUGGESTION BOX**

Resident inquired about a billiard table and a soda machine.

Member Aikens requested to agendaize the purchase of an elliptical machine, and other possible items.

## **H. BOARD MEMBERS REPORTS**

Member Aikens stated the building is looking better since the new janitor has started; the laundry rack needs to be adjusted; reported on her inspection. Have the laundry machine issue been resolved? She also spoke on the anniversary party, and planning.

Second floor fan is still not working properly. She would like this agendaized. She also asked about the film on the windows.

## **I. PUBLIC COMMUNICATIONS.**

Donna Cummings, spoke regarding the housing situation, and have they spoke to Council. She stated that residents would like board members to attend the quarterly meetings.

Resident, has anyone looked at the 3rd deck, it needs attention

**NEXT REGULAR MEETING:** Wednesday, August 26, 2015; 7:00 pm at Park Vista.

**ADJOURNMENT** at 8:55 P.M.

Submitted by  
Cindy Mortesen,  
Recording Secretary