

**MINUTES OF THE REGULAR MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday, August 24, 2016**  
**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 Latta presiding.

**ROLL CALL**

**Members Present:** Jim Latta, Martin Stone Terry Sue Aikens, and Paula Rotolo.

**Members absent:**

**Others:** Neil Cadman from Cadman Group, a California Corporation  
Elizabeth Calciano, City Legal Representative per Mark Hensley (via Phone)  
Jesse Bobbett, Recreation Superintendent/City Liaison

**A. PUBLIC COMMUNICATION**

Steve Haxton, spoke regarding the refrigerator, in his unit and the repair history. He read the following questions for discussion during this item:

1. Why didn't your contracted property manager respond to my documented problems with a defective, Cadman-supplied, GTE16 refrigerator.
2. Why didn't your contracted property manager whether or not he had offered to help me with the defective refrigerator?
3. Why didn't the Board inquire of its contracted property manager if he knew whether or not GTE16 refrigerator was defective?
4. Do you believe your contracted property manager would have been non-responsive to other Park Vista residents under the same set-of-circumstances?
5. How does each Board Member feel about your contacted property manager would have been your believe your contracted property manager would have Resident, stated Rotary said they make a donations to Park Vista

These items will be addressed when the item comes up on the agenda.

**B. APPROVAL OF MEETING MINUTES**

1. Regular Meeting on June 22, 2016

Motion: to approve the Minutes of the Meeting of June 22, 2016, was made by Member Rotolo  
Seconded by Member Stone. Motion carried unanimously.

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## C. NEW BUSINESS

### 1. President's Report

Member Latta attended the Council meeting and the council approved the money for the roof and also forgave the loan of \$882,000 less the cost of the deck project. Council still discussing where the money will be held. The payment of \$13,000 will stop also.

Member Latta also announced that two vacancies remain on the Senior Housing Board. Member Stone is staying until he is reappointed or a replacement is appointed Member Aikens asked about water leaks and perhaps it is time to look at replumbing the building.

### 3. Financial Statements and LAIF (Local Agency Investment Fund) For the month of June, 2016.

Financial Statements including, but not limited to, statements, invoices, finances, and transfers between accounts for the month June, 2016. Actual ending cash in the Bank \$125,462.97 as of June, 2016; Grand Point Account, was \$26,756.90; Park Vista Business checking account at Chase was \$11,100.00; Reserve Accounts LAIF (Local Agency Investment Fund) was \$209,550.31; and Chase money market account was \$107,698.21 for a total checking and savings of \$480,568.3

Financial Statements including, but not limited to, statements, invoices, finances, and transfers between accounts for the month July, 2016. Actual ending cash in the Bank \$141,719.45 as of July, 2016; Grand Point Account, was \$26,760.30; Park Vista Business checking account at Chase was \$11,100.00; Reserve Accounts LAIF (Local Agency Investment Fund) was \$209,654.96; and Chase money market account was \$107,701.61 for a total checking and savings of \$496,936.32.

Consensus to receive and file statements, LAIF (Local Agency Investment Fund), invoices, finances, and transfers between accounts for the month of June and July, 2016.

### 4. Financial Audit

Motion to approve the 2015 Financial Audit completed by accountants Forman, Richter and Ruben, was made by Member Rotolo seconded by Member Aikens. Motion carried unanimously.

### 5. Election of Board Officers

Postponed until a full Board is available.

### 6. Park Visa Refrigerator Policy

A tenant complained about their refrigerator and after numerous repair calls, he sot permission to by a new refrigerator. Due to the fact he purchased the refrigerator on his own, he now is responsible for all maintenance and repair of the refrigerator.

Member Stone stated that providing refrigerators for tenant is a very expensive budget item. He stated that the board give everyone the refrigerators they currently have, and they are responsible for upkeep.

Members Rotolo, and Aikens feel that the appliances should be provided by the board. Member Latta, stated they need to look at ways to deal with our costs, he stated that he would prefer not to provide the refrigerators for tenants.

#### **D. UNFINISHED BUSINESS**

##### **Loan repayment and Reserve Study**

Mr. Bobbett felt the update was previously provided, Perhaps by next board meeting we will have a better idea. The Board also requested they retain a company that can provide a reserve that better addresses PV needs.

#### **E. CITY STAFF REPORT**

Mr. Bobbett stated that the farmers market has moved to the 300 block and also goes into the city hall plaza.

#### **F. RESIDENT SUGGESTION BOX ITEMS**

Member Aikens stated that there ventilator in the second floor is too small, Do something about feeding cats.

1. Can screens in the 2nd floor garage be replaced with new ones like the ones on the other side of the garage? That would keep birds and small animals. Weekly sweeping would remove debris and dirt blown in daily. Would it be possible for residents to have an out of pocket car wash weekly.
2. Resident; asked if there might be a possibility of installing Murphy beds in the studio units?
3. J, Mann. 212; requested fixing the air conditioner on the second floor. The old ventilator is too small and only makes fresh air around the elevator.
4. Resident, stated they pay \$27.50 for a garage and are told they cannot place anything in front of their cars. But the garage is never cleaned. Why is the waiting time for answers to questions weeks, for simple yes or no questions.
5. Resident; Tenant request something be done about feeding the cats in the open parking lot. It also brings the black crows, and damage to your car.
6. #401 the washing machines are not rinsing the clothes adequately. Something needs to be done about this, it causes soap to be left in your clothes.
7. J. Martin, 216, stated when replacing the refrigerators, give to tenant the option of an ice maker or not The icemaker would be paid for by the tenant. The cost of an ice The installation is very simple and could be done by the house manager.

#### **G. BOARD MEMBERS REPORT**

Member Latta stated that he attended the art walk, and stated it was very well attended.

Members reported on their inspections and how they went. They were pleased with the results.

#### **H. PUBLIC COMMUNICATION (5 Minute Limit)**

Janet Martin, 216, stated she is improving her unit and her experience when she moved in. She stated that she felt that many things are wearing out and they need to be replaced. Small improvements could be offered.

Virginia, stated that there was a key for the air condition thermostat so it cannot be constantly changed.

Shelly Tucker, stated that the washers are not rinsing properly, there is still soap left on her clothes. she spoke with the laundry man and nothing was improved.

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Donna Cummings, stated the expenses on the Cable budget go up each month.

Pam, 325, spoke about feeding the cats, and the coyote sighting.

Resident; The outside parking lot, the fence that goes between the lot and the city has a hole in it.

Shelly Tucker; spoke about the sound fluctuating on her cable TV.

NEXT MEETING: September 28, 2016

ADJOURNMENT: 8:10 P.M.

Cindy Mortesen,  
Recording Secretary