

## Owners' Group Meeting, March 23, 2023

The meeting was called to order at 7:03pm, and ended shortly before 8:30, with 26 connections and perhaps 30 participants. This included a new owner, Lorri Halliday, who appears to have a real interest in being active.

### 1. The meeting had lots of questions and concerns from owners about the election.

- a) There is a rumor that the COA board has some people in mind to interview to serve as board members, but this will only happen once the next board is elected. Without quorum there has not been a finalized election, which requires another election meeting with a lower quorum.
- b) There was a lot of concern about the lack of voting interest, much of it blamed on the large number of renters here. People were encouraged to check with others to request that they vote before the next election meeting, so we will not have to fund even more election meetings, trying to reach quorum. Donna Bryce explained that even owners felt they did not know the candidates, or for some reason did not want to vote for a candidate, a returned ballot will still count toward quorum. Owners can get a replacement ballot by contacting the Inspector of Election, Will Morstad, via email at [will@officialhoaelections.com](mailto:will@officialhoaelections.com).
- c) Sheldon Fisher mentioned that we might do better with getting people to vote by allowing it to be done electronically. Fred Krogh mentioned that this was one thing that Condo Connect could provide, but no one knows how that is developing. It would be nice to know.

### 2. Every meeting has a number of questions and concerns about committees.

- a) Despite the recent success with the Happy Hours, people would like more. A real restaurant, a bar open more frequently, etc., etc. It's all been heard before. Two committees, the restaurant committee and the security committee, evidently are not meeting as frequently as they might/should. People want to volunteer and help, but there are constant complaints that efforts to help, particularly with restaurant problems, are not accepted.
- b) Also people would like to be kept up to date on what is happening with the old Sky market.

### 3. Additional questions concerned the garage and electricity.

- a) Mary Gerlick has requested an air compressor for bicycle tires, but they could be useful for cars as well. Here is an example that would be wall mounted (to lessen the chance it walks away), [link to air compressor](#). We feel this would be a nice and reasonably cheap amenity. If there is concern about the cost of electricity, one could buy one that takes coins, but lots of our amenities come with a much higher price tag.
- b) Alan Carey has posted a comment at <https://mcc-owners.org/2023/01/28/owner-support/> suggesting that we do away with the bike cage, and replace it with bike racks/stands so that people could lock their bikes to the stands where they could be monitored with cameras. Thus the bikes could be used and returned without dealing with property services. It might also result in fewer bikes stored in the parking garages.
- c) Colin Monaghan expressed concern that people are charging cars to get electricity from plugs not intended for this. This is something that should be announced by management, and perhaps we could get signs on all plugs not intended for EV charging, that say if you see a car charging on this plug please let property services (310-578-4908) know immediately. This is of major concern since we are all paying for the stealing of electricity.

- d) From chat, Christiane Kosger. “The pipes are very bad, like in the garage!!!!i am getting rust on my car i told engineers but nobody cares!!!!” This was probably in response to a woman who talked about needing to put a cover on her car to protect from rust dripping down from the pipe above. This problem of rust dropping from the pipes seems a pretty important issue. There was talk about demands that MCC must pay for damages.
- e) Speaking of the cost of electricity this seems to be a hot, or at least warm, topic. Mainly due to lights on where they are not needed or turned on too early, tennis courts with no one playing, etc. How about timers being set properly?

#### **4. Concern about safety is also on many resident’s minds.**

- a) Joani Stuart called attention to problems with alarms. Too many false ones leads them to being ignored. Perhaps a second alarm to say, oh by the way, we really mean it this time? (Or no fake ones and let everyone know that the problem has been fixed.) Alarms are being ignored now.
- b) Lorri Halliday called attention to the fact that gates don’t always lock, and sometimes blocked to stay open. Suggests someone from property services walk the property daily to check that when a gate is opened and left to close on its own, it will latch properly. More details in the comments at <https://mcc-owners.org/2023/03/20/owners-group-zoom-meeting-thursday-march-23-at-7pm/>

#### **5. Other concerns discussed included the following.**

- a) Donna Bryce answered a number of questions, including one from “D FD” concerning the Masilla project,
- b) Sheldon Fisher suggested that elevators might be refurbished to be like new, but at a lower cost than buying new ones. He pointed out that many buildings in Los Angeles and New York have elevators older than ours that work satisfactorily. Perhaps he could be contacted to follow up on this.
- c) RoseMarie Bayles, would like to know the details of what is happening to the fees charged to the owners when selling property.
- d) It was pointed out that if one has a problem, one should be sure to request an incident report because if nothing is in writing it is likely to get lost. For more on filing complaints, see the first faq at <https://mcc-owners.org/faqs/>
- e) Fred Krogh pointed out that someone might help by signing up with <https://www.hoaleader.com/products/disaster-planning-webinar-a.cfm> and creating summaries for the board and the Owners’ Group. No takers as yet, especially since there is a fee to join.

Fred Krogh and Donna Bryce for the Owners’ Group