

# Owners' Group Meeting Sept, 14, 2023

The meeting was called to order at 7:03pm, and ended at 8:24, with 30 connections. Some of them were couples so participation was higher.

- 1. Election Committee:** The meeting started with a plea to get some to serve on an Owners' Group election committee, with further mentions throughout the meeting. The committee hopes to find qualified candidates to run for the board. It seems there was far greater interest in talking about things that should get done, rather than actually spending some time helping in this way. The link concerning this meeting is <https://mcc-owners.org/wp-admin/comment.php?action=editcomment&c=395>
- 2. The Big Complaint:** Whether justified or not, there seems to be a **serious consensus** that the Board should do a better job to inform members and keep them up to date about important matters that affect their well being and finances. We could use an authoritative voice that lets the owners know all that is known about the seismic retrofit issue as many have grave concerns about the financial impact this will have on them. The ground rent is also an important concern. Perhaps there could be a link on <https://app.condocontrol.com/my/my-home> that gives up to date information about the latest developments on these and: EV charging stations, Fitness Center, Car Wash, Restaurant, Waste Management, etc. etc. The Owner's Group would be happy to host such a page on our website.
- 3. For your information:** In preparing these notes, we happened to notice that the Condo Control website has no information on board or committee members.
- 4. Club Council:** Why have there been no recent meetings? Club Council is required in our governing documents.
- 5. Laundry Room Lights:** At a recent board meeting the tremendous waste of electricity was discussed, but owners complain that nothing has been done about it. For example, in the laundry and trash rooms, it seems that some have timers, others have motion sensors. The timers are frequently broken, or keeping the lights on when not needed. It would be desirable to have them all work with motion sensors as these don't seem to have problems (that we know of!).
- 6. Short Term Vacation Rentals:** A number of owners are violating the 30-day minimum rental rule by renting their condos like an AirBnB. Donna explained that the board is taking decisive action with substantial fines, liens and even repossession of the condo in extremely serious cases. It would be helpful if owners received a notice explaining why short term rentals are not acceptable and the rules against them. While on the sub rental issue, one owner remarked that a \$200 move in + \$200 move out fee was charged on a more than 30 day rental seems unjustified given that the move typically involves just a suitcase or two. It would be helpful for management to send a notice explaining why that fee is required.
- 7. Massilla Project:** Donna brought us up to date on this project. There are no changes since her report at the last COA Board meeting.

### **Restaurant Matters:**

- a) Owners asked what happened to the September 12<sup>th</sup> Restaurant Board meeting that had been promised at the last COA Board meeting. Donna explained that the Restaurant Board wanted to wait until all of the financials are posted on the website. We would suggest that when an announced meeting is canceled, there should be a notice sent to owners about it.
- b) Several owners asked why we no longer have banquets. Restaurant Banquets used to be a money maker. What is happening in this regard?
- c) This was not brought up at our meeting, but it should be noted that there is a lot of anger about early morning Café Closings. The café is supposed to open at 8 am. A number of owners, employees, and outside members (who have driven here), start coming to the café at 8 for coffee and breakfast. Two days this week, the Café was closed at 8 when the customers arrived. An email announcing that the café would not open until 9 wasn't even sent until 7:30 am, so none of the regular customers saw it. They want to know why early morning Café closings are occurring so often.

### **From comments on our website:**

- a) Concerning the July 24 COA Board meeting's hallway flooring plans, an owner writes: "If we eliminate carpet altogether and go with waterproof cement instead, won't that create a lot of unintended noise from delivery carts, footsteps at all hours, etc. vs. sound absorbing carpeting?"
- b) An owner wants to know: "is there any way to achieve MCC historic landmark status and thus avoid a future County campaign to condemn our buildings under the guise of earthquake vulnerability?"
- c) "A tile has been missing in the elevator area of the PH Center North Area for almost a year. It has been reported on several occasions. please have it fixed it's an eyesore!"

For the Owners' Group  
Donna Bryce and Fred Krogh