



MANHATTAN BEACH CIVIC ASSOCIATION

General Membership Meeting Minutes

May 6, 2025

Board Officers and Directors Present:

Jeff Dustin – President

Matt Davis – Vice-President

Jed Kling – Treasurer

Jeremy Merrill – Secretary

Directors: Michelle Ford, Beth Sieglinger, Michele Kendus, Meagan Davis, Jackson Sieglinger, Patrick LaShier, Angela Bell, John Doud

Meeting called to order by President Dustin at 8:09pm.

President's Report: (Prepared Statement)

- I'd like to take this time to address an issue that has recently become a hot topic throughout the community - The lawsuit against Manhattan Beach Civic Association. The lawsuit was filed in 2023 by a member of the community alleging Adverse Possession of the paper road portion of Gordon avenue which runs from Cypress road to the beach at Oak Grove.
- MBCA retained attorney's and have since responded to several amendments of the lawsuit throughout 2024 and as recently as last month. We also filed a counter-claim asserting all of your rights to access the paper roads.
- There is a pre-trial hearing set for Aug 25 after which we anticipate a trial date to be set sometime at the end of this year or early next year. The resulting trial will likely last 2-3 days. So by this time next year, we are hopeful the lawsuit will be settled and in our review view.
- Many of you have asked, what specifically is being decided with this lawsuit. As members of this community, you each have easement rights to the paper roads throughout Manhattan Beach. This includes the right to access Oak Grove beach from Cypress road by way of the paper road. The Plaintiffs also have these rights as members of the community, but are asking the courts to declare the land as exclusively theirs, by way of adverse possession.
- I would like to ask the community and the plaintiffs to keep the tensions down. Everyone has a right to take legal action, and we need to rely on the courts to do the right thing. Stirring the pot won't end this lawsuit, and could lead to

unintended consequences. Please let this play out in the courts where it belongs.

- Finally I want to make it clear that the board is committed to aggressively defending all community property in Manhattan Beach. It is our job, as defined in the bylaws to protect these areas from encroachment. This lawsuit is critical to ensure that Manhattan Beach does not lose the Gordon paper road, or any other land to adjoining neighbors. A successful outcome of this lawsuit will set a precedent and enable us to ensure it never happens again.

Q&A After President's Report

A member provided a copy of a survey report of Manhattan Beach Community.

A member asked how the community can stay informed of the lawsuit and how they can be supportive of fighting the lawsuit. President reiterated that the board is restrained from openly discussing the lawsuit. However, the president said he would communicate as much as possible through appropriate channels.

President encouraged all members to subscribe to the email list on the community webpage. Future communications regarding the lawsuit will be provided to the community via the email list.

A member asked where the lawyer expenses are documented and how the community can see what we are spending on the lawsuit. President was unsure if that information could be shared and suggested he would consult with the board and attorneys.

A member asked if the community could donate to a legal fund. Can the community have a onetime fundraiser for the legal case? Can the community donate time or items to the community to reduce costs which will then free up funds for things like the legal case. President stated that community members could pursue those efforts, but that the board would not engage for legal reasons.

A member asked, can we be informed of the law firms representing each party? President reiterated that the lawsuit is public record and available online.

Vice-President's Report: No report

Treasurer's Report:

Highlights:

Our end of year Fiscal Year 2024 Reports were accepted – FY26 Payments will be issued as requested following the county's distribution schedule (distributions begin in early fall - \$92,850)

- Operate on \$41,158
 - Additional \$50,000 to reallocate toward unexpected costs
 - Clubhouse Rentals which are anticipated to bring in \$50,000 this year – a \$16,000 gain from last year (currently at \$42,725 with our two busy months ahead)

- Boat Ramp, Kayak Rack, Boat Slip Income has been received / coming in
- 2025 Landscape Contract has been paid and is reflected in our current balances
- No more anticipated major expenses for Fiscal Year 25

SCBD Checking	\$40,060
SCBD Savings	\$42,200
General Checking	\$28,884
Community CD	\$8,925
Total Balance	\$120,069
FY25 Total Expenditures to date	\$131,123.45
FY25 Total Revenue to date	\$137,036.77

Secretary's Report: No Report

NEW BUSINESS:

1) Boat Ramp Keys Report:

- 2025-2026 Key Cycle – New keys will be good through March/April 2027
- First Key Distribution – Sold 58 Keys (\$2,670.00)
- Lance's Locksmith - \$2,069
- Second and Final Key Distribution Date is Sat. May 10th (8:00-11:00)
- Revised Ramp Regulations
- Information to obtain a key outside of the two distribution dates is online – up to 72 hours.

2) Kayak spots have been awarded. If awardees don't use the rack by May 15th, spots will be distributed to people on the waitlist.

- Community members have volunteers who can build more racks.
- Considering building more racks over the next 60-90 days.

3) Environmental Committee

- Work on all community property
- Focus on removing invasives
- Clean up yard waste
- Planting trees
- Shoreline erosion
- Pet waste stations

- Past projects: removing english ivy, tree planting initiative through the county which provided low-cost native trees, mosquito buckets, workshops on how to build mosquitoes
 - Current projects:
 - Filing for a grant to address erosion. Open project at dividing beach. Need to plant 15 shrubs to get bond back from the county
 - Removing invasives in woods and beaches
 - Bee safe mosquito presentation
- 4)** President will continue to improve the community webpage to increase communications to community members. Asked if anyone has experience with Word Press as the board is looking for a volunteer to assist with the website.
- 5)** Boat ramp maintenance committee. Through the efforts of members, we were able to get the marina to pay for repairs caused by the marina bulkhead improvement. President recommended using caution when using the ramp as it is very old. Noted a drop off at the end of the ramp and to never back a trailer too far down the ramp and avoid low tide.
- 6)** May 19th, there is a public hearing on a bill 32-25. County wants more money from administrative districts and phase in over the next four years to potentially increase fees from \$2000 up \$10,000.

Motion to adjourn. Meeting Adjourned at 9:24 PM

Meeting Minutes taken and submitted by Secretary Jeremy Merrill