

## **MBCA Meeting Minutes – 5 June 2012**

The regular meeting of the Manhattan Beach Civic Association was called to order at 8:00PM on Tuesday 5 June 2012, President Mike Fry presiding. A quorum of 19 was present at the meeting.

**Secretary's Report** – Minutes from 1 May 2012 are available to be put online.

### **Treasurer's Report –Marcele Lee**

Tax Benefit: \$2,660.79  
Money Market: \$101,037.25  
General: \$58,688.19  
Boat Ramp CD: \$8,446.78

*Payment on one of the Mandrin Homes of \$9,000 still outstanding as of June 5, 2012.*

### **Old Business -**

- Augie has a favorable bid of \$6,800 for design and permits for Dividing, boat ramp, & Oak Grove beach improvements. Paths are open for Community to Smith's and Stinchcomb to Cypress.  
Access to Community & Magothy fence are on the way.
- Mike Frye - Package is being prepared for visit with lawyer for border disputes issue. Don Wood said that 5 years ago he walked the path with the previous board and he would like to see where the disputed area is. Mike Frye showed Don where the fence is. Don stated that "the fence was not there 5 years ago". Mike F asked what we should do. Kathy Buller said we need to write a non-threatening letter asking them to take it down. Dave M. said not to add anything about sub-dividing the property. Auggie asked if he owns the property why is sub-dividing an issue. Mike and Kathy said part of the property to be sub-divided includes community property. Mike F- Can someone make a first draft of the letter? Mark S agreed he would draft. Carl N suggested we establish some sort of post marker to establish all community property.
- Andy asked about the BP station having an abundance of used cars for sale. Allison F said that Ralph C contacted Rep dick Ladd and he is going to contact zoning and planning. If it is C3 or C4 they may be allowed to have used cars.
- Fran Silverman raised a concern about increase in the number of foxes in the neighborhood. There are animal droppings on sidewalk. Tammy Sheir she has researched the foxes and animal droppings and that they are hazardous to kids and pets. Carl N said that in order to trap them you have to hire someone and that the Fish and Wildlife stats show that relocating them has a low survival rate. Animal can only be trapped on your own property. Homeowners cannot hire someone to trap animals in the woods.

**New Business-** a lengthy discussion took place on the Development of Oak Grove Beach

The items for discussion were brought up by Gary Capistrant –There are 3 issues -

- 1 What are plans for the beach says it is a mystery
2. What kind of traffic will be allowed?
3. The development of the paper roads that go through 5 properties, there is convenient access to the beach already so there is no need to develop paper road.

The 5 neighbors are concerned about the traffic people and or cars. Wants to know what the property line is. He doesn't know what is written in "stone"? What benefit are the BBQ grill and bench? They are not used.

**Mike Frye** – the budget was developed and it includes rock jetties in the future. No permits have been obtained yet. The community is trimming trees and laying a wood chip path. No permits are required. There is a 40 foot path back to the beach. We are putting down a meandering 6 foot path from Andy's house to the Bruce's. There is a pine tree down that need removal and there is a BMW abandoned on the road. **Mike F** also commented that there are no plans for cars to access the roads. **Mike Bruce** said the car is not abandoned and will be moved. **Mike F** said that there are no trespassing signs that were put up by Jill Bruce and need to be taken down as it is community property. **Mike B** said he will remove. **Mike F** said that we are not blocking the path or putting chips on any gravel roads or properties. We are putting a 6-8 foot path in the middle. **Kirk M** – has this path been approved? **Mike F and Rich Roys** – These properties have been surveyed and included in the budgets that were approved. **Kirk M** asked if there was any way to re-vote on this pathway. Is there anything in the by-laws? **Jill B** asked how many people voted on this? **Mike F** said it was approved at the last meeting by 20 to 22 people. **Renee L.** commented that Community and Beach improvement were the main reason a new board was approved about 5 years ago and dues increased. **Rich R** said these areas being improved are owned by the Community. **Carl N** said that 3 Board Administrations ago a map was drawn up identifying community property. **Allison F** commented I show up regularly for meetings and I object when people don't show up to regular meetings and these items have been discussed for years. **Mike F** – the pathways are open access for community. **Don W** said the community has title to them. **Jill B** said access to Oak Grove has not been a problem, why do we need another access way now? **Kathy B** said that some home owners have made that paper road look like its private property so it hasn't been used. And **Rich R** said that in the past there was not money to maintain All the Community property. **Rich R** reminded community members of "the Ballot vote that set aside 125 of the 150 dues for maintenance and improvement. Whether the paper road was used 30 years ago isn't relevant. **Carl N** the only reason the increase in dues got approved was to do these types of projects. Previous attempts to raise dues where "no plan on how to use money" was voted down. We have a plan and it was approved. **Andy A** said if we put up signs, it will advertise access. Can we just put it up on our website for members only? Just put a map on the website for members only? **Mark S** that's a good idea. **Mike F** said we will put a pole up on the path on one site to keep ATV's out. **Kirk M** said there are key stake holders that should have been apprised of this plan. **Don W** – again, beach access/improvement were approved in the ballot. Details would be worked out at regular meetings. **Mike F** said I am asking for the nearby homeowners to participate in where we put the wood chips. Do you want to participate? To determine where it goes? **Jill B** – homeowners should have been notified. **Mark S** – access has always been community access. **Mike F** again would you like to help plan the path? Herb and Mike are planning on doing it and want help. **Jill B** wants a re-vote? **Rich R** – Do you want to help? **Mike B** I have maintained that road for years. I have maintained it so it won't affect my property value. **Mark S.** I have cut grass near beach areas for years. We rely on homeowners to help maintain Community Property. At 9:10 a motion was made by **Renee L** to end the meeting. **Kathy B 2<sup>nd</sup>.** Meeting was adjourned

**Manhattan Beach Civic Association,  
Meeting Agenda June 5 2012**

Agenda

8PM Start/ Call to Order

**News Updates**

**Officers Report**

**Old Business**


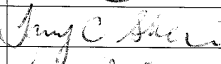
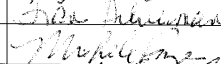
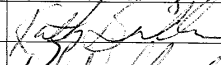
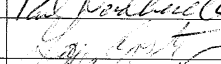
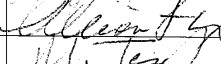
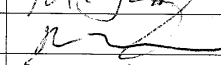
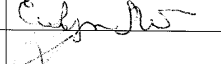

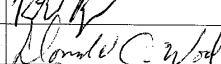
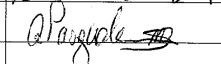
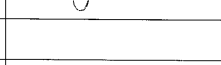






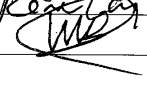
Community Paths open from McCain to Community and from Cypress to Stinchcomb  
Encroachment: Ready to submit facts to MBCA lawyer. Need to organize the facts.

**New Business**

Encroachment....

Need to write Dennis a letter about road next to his house. Oak Grove Residents want to meet.

Members present:

Name	Email address	Phone number	Signature
Mike Fry			
Michelle Fry			
Tammy Snier			
Don Silberman			
Michael Fry			
Kathy Buller			
Karl Neidhardt	Karl.neidhardt@gmail.com		
GARY CAPISTRANT	GCAPISTRANT@YAHOO.COM		
LALISA FOX			
MAX JANOF			
Ros murray			
Evelyn Lee			
Russ Stevenson			
Mark Sheid			
Richard Roys			
Don Woon			
Angie Pasquale			
Robert J. Stalk			
	→ Michael Bruce.		