

MBCA GENERAL MEETING 5/6/08

The meeting was called to order at 8:10 pm. by MBCA president, Bill Stark.

Bill opened the meeting by thanking all who showed their interest in the community by attending this meeting.

Don Wood proposed a motion that the New Business: Election of officers, be moved forward on the agenda so that anticipated lengthy discussion on the Old Business: Development at 321/323 Magothy Rd, would not inconvenience those who were not able to stay for the entire meeting. This motion was ruled out of order by Bill Stark.

Bill then explained that the Minutes from each previous meeting were posted on-line and he called for questions or discussion of those minutes. There were no questions and Minutes from the previous general meeting on April 1, 2008 were accepted as posted on the website without objection. Copies of the Minutes were also made available at this meeting.

Gerry Ridgeway read the treasurer's report as follows:

Boat Ramp fund has \$1,058.52

General fund has \$8,932.09

and the Tax Benefit fund has \$12,748.75

for a total balance in checking accounts of \$22,739.36 plus a CD with a balance of \$8,236.00.

A question came from the floor as to where the income from the boat slip rental was deposited and it was explained that it went into the General Fund. No exact figures were available but the slip was thought to clear approximately \$2,000 per year. The slip is for a boat of 26' in length. The same questioner, Joel Stein, asked if he could be provided with details on this and Bill agreed. Dick McClelland further explained the rationale behind the choice of slip as giving best access for monitoring the boat ramp.

Bill also gave an explanation as to the purpose and use of the different funds. The treasurer's report was then approved as read.

Old Business:

Development at 321/323 Magothy Rd

(Ballots had been mailed a month earlier addressing the expenditure of funds appealing the non-conforming development at 321 Magothy Rd and these votes were to be tallied.)

Bill Stark explained that the mailing labels for the ballots which had been sent out, had been provided by the County from their tax account list. The ballots had been mailed first class and several had been returned as undeliverable. The By-laws of the association state that there is to be one vote per tax account and to accommodate those who said they had not received the ballot, additional ballots were made available at the meeting but the votes would have to be verified against the list of accounts provided by the County. Proxy votes were not acceptable and to be officially counted, each person needed to hand

their vote in person. If two votes for one tax account were received, the second vote would be ruled invalid. A simple majority of the votes cast would determine the outcome.

A motion was made by Don Wood that a count of the votes in hand be made with the possibility of offsetting the need for discussion on the issue. This motion was seconded. A call for final voting was then made and a short pause was suggested while the votes were tallied.

After a short delay, the meeting was called to order and the following announcement made:

There were 170 votes counted:

7 votes were unable to be validated as no name and address was given

1 vote was disallowed as a duplicate

75 votes were cast in favor of further necessary expenditures to appeal the development

95 votes were cast opposing further expenditures

8 votes were cast giving alternate instructions to the Board

Those opposing further expenditures by the MBCA for the appeal of the development of 321 Magothy Rd carried the vote.

New Business:

Nominations for 08/09 Officers and Board members.

The current vice president, Rick Marsalek read a short statement regarding the importance of volunteers and requesting that all consider volunteering to serve on the Board or on committees.

Nominations were called for and Marcelle Lee nominated Mike Frye for president. Mike gave a statement explaining his background in business, length of residence in Manhattan Beach and his interest in the community as well as his enthusiasm for vision, planning and execution of those plans. He wants to build a better web site including a balance sheet of expenditures; he wants to bring change to the Board and build the community. Mike was asked for his position on the Alamo ad he said he had voted "no" because the immediate neighbors did not show any interest or put up their funds to fight the appeal. He was then asked about his position regarding raising the annual community dues. He thought there would be less opposition to this if a "protected" plan was to be implemented. He was also asked if he were not elected President would he consider sitting on the Board, to which he said yes.

Bill explained the responsibility of the Board to the County and the necessity to fully commit to the position. It was agreed that improvement of the community was a crucial task.

Andy Andrews asked what Mike's stance on zoning would be. Mike said he would not push for a main focus on enforcing zoning issues.

Brian Oates said that the issue of the Alamo came to the attention of the Board through the efforts of an immediate neighbor of the property and that the Board is obligated under the By-laws to oppose commercial expansion.

It was decided that voting for each office would be made separately.

The second nominee, Bill Stark, then gave his statement. He accepted the office originally when the position was left vacant about 5 years previously. He saw the legal action regarding the Villas through to its conclusion. He also appreciates the enthusiasm that Mike Frye brings to the nomination and agrees that growth of benefits and services within the community is vital. He did point out that it is one thing to make things happen in a commercial enterprise and quite another to work with volunteers.

Margot Murray then nominated Rick Marsalek and made a statement as to why she thought he would be a good choice. She mentioned the support she had received from the Board. Andy Andrews asked for a resume from Rick, who pointed to his earlier statement concerning volunteering and said he supports an itemized list of checks written being made available to the community and he also proposed raising the annual dues to fund growth. He mentioned several of the issues that had arisen over the 3 years he had lived in the community and said he would want to replace the clubhouse and improve other amenities in the community.

A vote by raising of hands was then called for. Mike Frye received 35 votes, Rick Marsalek 24 votes and Bill Stark 9 votes. Mike was congratulated on his appointment.

For the office of vice president, Mike Frye nominated Marcelle Lee and Rick Marsalek was also running. Marcelle introduced herself – she has lived here for 9 years and had previously been on the Board for 6 years. She is detail oriented and likes to execute plans. She is big on communications and proposes improving these. With regard to the Alamo, she has alternative proposals.

Rick was asked what his opinion was regarding the Alamo and said he felt expenses were allowed to get out of hand.

A vote was called for and Rick Marsalek received 47 votes; Marcelle Lee received 27 votes. Rick was congratulated on his appointment.

For the office of Treasurer, there were two nominees, the current Treasurer, Gerry Ridgeway, and Kate Holmes. Kate said she moved to Manhattan Beach about a year ago. She is an accountant and auditor.

Gerry said he had lived here for about 25 years and had taken the office previously by default when the position was vacant but would not be opposed to stepping down.

By a virtually unanimous vote, Kate Holes was appointed the new Treasurer.

Likewise, the nomination of Renee Layshock for Secretary was unopposed and she was appointed by acclamation.

There were 12 names submitted for the 11 additional vacant Board member positions:

Steve Fletcher

Richard Roys

Marcelle Lee

Joel Stein

Bruce Schehlein

Don Wood

Don Catterton

Augie Pasquale

Cathy Buller (may need to check spelling)

Gerry Ridgeway

Brian Oates

Margot Murray

After each person gave a brief introduction, Brian Oates withdrew his name and Margot Murray decided to accept the position of Social Chairperson, leaving 10 standing nominees, all of whom were accepted.

With no other business under discussion, the meeting was adjourned at 9:50 p.m.