



Monument Manor Neighborhood Association

PO Box 892 • Joshua Tree, CA 92252

www.monumentmanorneighborhood.com

MMNA Board Meeting

June 13, 2023, 4:45 p.m.

Terry Stone and Geary Hund’s home and on Zoom
8775 Desert Shadows Rd

Minutes approved by the Board at January 4, 2024 Board Meeting

Agenda

1. Call to Order 4:49pm by Geary Hund

Board In-Person Attendance: Geary Hund, Dan Stork, Geary Hund

Board Zoom Attendance: Daniel Brenner, Bill Gilman

Board Absent: Terry Stone

Guest In-Person Attendance: Doran Meyers

Guest Zoom Attendance: Frank Paul, Aret Zelli, Caroline Conway, Chris Crow, Troy Gatchell, Chris Neely, Edo Brizio, Donette Swain, Jesse Ditson, Tony.

2. Review and approval of April 4 Minutes

- Minutes for April 4 meeting were sent to Board prior to meeting. Geary asked if there were any questions/discussion. None were made. Dan Stork made a motion to accept April 4, 2023 minutes. Geary Hund seconded motion. No objections were noted. All in attendance were in favor. Minutes were adopted.

TO DO: Linda will post approved minutes on MMNA website. **Done✓**

3. Reports

- Treasurer’s report

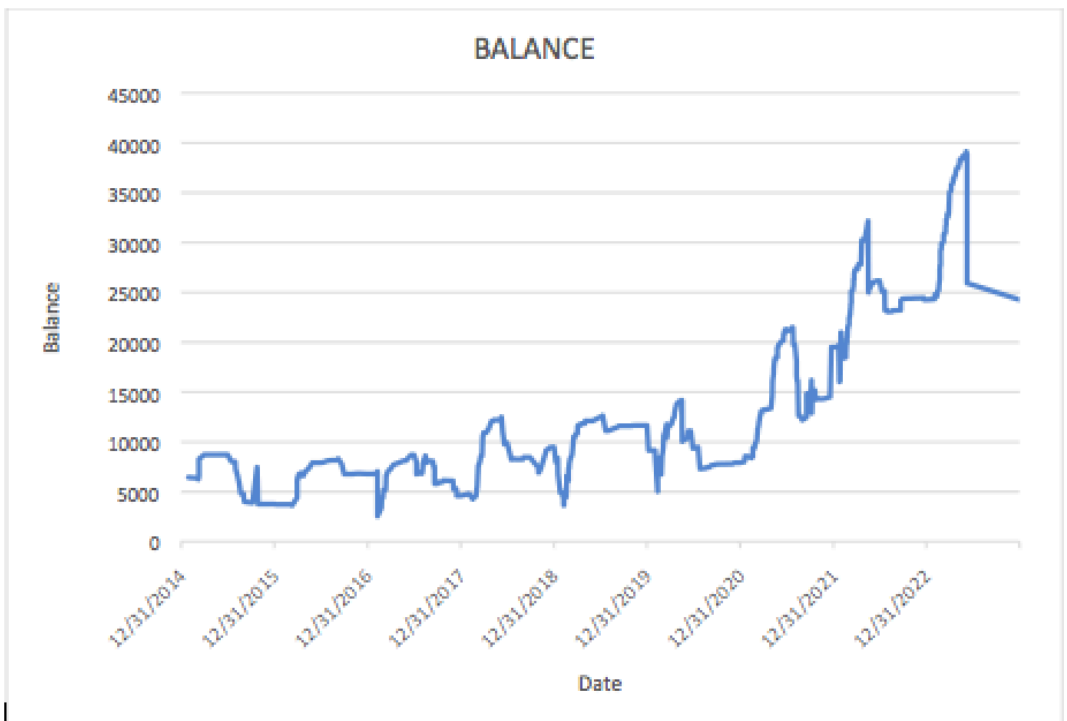
Year	2022	2023
Accounting period	1/1-12/31	1/1 – 6/9
Revenue		
Cash Contributions	21,420.00	15,846.00
Bank account interest	1.16	0.62
Highway mailbox key deposits		150.00
Direct payment of expenses by board members	224.45	60.90
Total Revenues	\$21,645.61	16,057.52
Expenses		
Tractor services	6430.00	6435.00
Fill dirt	5250.00	6375.00

Liability insurance	1928.00	
Signs and sign equipment	2815.14	
PO box rental	182.00	194.00
Mailings	444.24	186.40
Website		264.00
PayPal fees	377.67	126.90
Highway mailbox lock replacement		160.00
Zoom subscription	149.90	
Incorporation fees	-951.53	25.00
Tax consulting and return preparation	250.00	225.00
Printing		62.64
Total Expenses	\$16,875.42	\$14,053.94
Ending Checking Account balance	\$24,276.91	\$25,930.60
Number of contributors	89	88
Participation	41%	41%

Finances Notes

1. MMNA does not qualify for PayPal nonprofit status.
2. Some PayPal fees are at a new increased rate, most continue at the old rate. Not sure why.
3. 26 contributions since April 6 meeting.
4. Fill dirt: 17 loads @ \$375.
5. Dan requests that board members ask for reimbursement for expenses, instead of contributing those expenses. He wants to offset income by expenses to the greatest extent possible, for tax reporting purposes.
6. Dan set up online login for US Bank account, so his personal login is not needed. Other individuals can be registered for various administrative privileges, but not deposits and withdrawals. Some other board member should have online access, Dan thinks. Who wants the login and p/w?
7. 25 contributions via PayPal, 11 via Zelle or other EFT, 52 via check.

MMNA cash balance over time



Ownership/Membership notes

1. Mark Wheeler gave his mailbox key directly to the buyer of his house, in contradiction of a recently-adopted policy. Dan doesn't see what MMNA can reasonably do about it. He also encouraged the buyer to connect with MMNA, and to pay mailbox key deposit, so maybe we'll get the deposit without having to change the lock.
2. Dan has reorganized the membership spreadsheet, so that it is "normalized". The single sheet was replaced by 4 sheets named People, Parcels, NonOwnerResidents, and FormerPeople (the last just because Dan hates to throw data away). This will make it easier and less error-prone to derive data from the database. It will also support creation of user-friendly forms for using the database, and also facilitate GIS-based applications, such as an annotated map. Technical implementation details available upon request. Dan has added data to the Parcels sheet for STRs and developed properties.
3. Statistics: MMNA has 259 parcels, with 208 owners. 193 parcels have buildings on them. 40 parcels are registered with the County as STRs; up to an additional 14 parcels may be unregistered STRs. We are aware of some properties occupied long-term by non-owners; we have names for 4, and Dan can think of 3 others. 58 owners have identified as full-time, and 55 as part-time, at some point during the time we have been trying to collect this data. The part-time category (which is a property of People) overlaps with the STR category (which is a property of Parcels).
4. Donation history: Of the 212 entries in the People sheet (current owners and non-owner residents), here is a tabulation of the most recent year in which a contribution has been made:

2023	88
2022	23
2021	14
2020	7
2019	2
2018	3
None after 2015	75

- Roads' report

Because we did not experience significant storm damage to our roads over the past year (rainfall was frequent, but generally mild), we did not conduct any significant road maintenance. We were also concerned that if we made repairs, they could be quickly undone if a more severe storm occurred.

This spring, between rainy seasons, we decided to move forward with repairs and improvements to address the cumulative effects of the rainfall and vehicle traffic on the condition of the roads. We developed a scope of work and accepted a bid from a local contractor, Sean Molina. Most of the work has been completed. Ruts in the road and potholes were filled throughout the neighborhood from the intersection of Rincon/Turtle and Quail Springs Road to Rockhaven. A drainage feature, "rolling dip" was also relocated to address runoff issues affecting a neighbor's driveway.

The street signs and the intersection of Rocking Chair/Turtle and Desert Shadows Road was recently removed. Geary reached out to the County. The person he talked to said that the signs were not theirs, meaning we may have to replace them ourselves.

TO DO: Geary will follow-up with Rocky from the County about the missing sign.

TO DO: Geary will ask Terry to contact Glen Harris about the missing sign.

A recent report was made showing that a car was damaged attempting to drive up Lobo Pass Road, a road we don't maintain that is impassable to all but high clearance 4-wheel drives due to intrusions of granite outcroppings into the road. The board is considering the possible placement of a warning sign at Quail Springs Road. Efforts are also being made to reach out to the various online mapping services to ask them not to route people up the road.

Troy Gatchell stated that when looking at his cell phone during the meeting that Google Maps continues to show that Lobo Pass Rd. is passable.

TO DO: Jesse Ditson offered to work with various mapping apps to try to label Lobo Pass Rd. NOT passable.

TO DO: Linda will reach out to Homestead Modern regarding the Monument House. **Note:** After the meeting, Linda reached out to Geary and asked if he would be willing to contact Homestead Modern because of his knowledge of the roads.

TO DO: Geary will work on wording for a possible sign for Lobo Pass Rd. **Done**✓

- MMNA Welcome Packet (Daniel)

Monument Manor Welcome Packet (for people new to the area)

The purpose of this document is to define (from a high-level) what will be included in the Monument Manor Welcome Packet.

Define: What's the purpose of the Monument Manor Welcome Packet?

What do we hope to achieve out of the effort?

How will we be informed of new owners (to send the packet to)?

What's the expected timeline to get the welcome packet to a new homeowner?

What will be included in the packet?

- Mission statement of MMNA?
 - What MMNA does, what MMNA doesn't do
- Contact details for MMNA (member name and email addresses)?
 - Road improvements – email address
 - Responsibility X – email address
 - Responsibility Y – email address
 - Responsibility Z – email address
- Map of Monument Neighborhood?
- History of the MMNA?
 - include black and white photos?
 - Historical context – images
 - first house in the area etc
 - Instill an emotional connection to the Monument Manor through connections to its past
- **UNKNOWN** - What else do we want to provide to new home owners?
 - USPS location/hours?
 - Dump in Landers?
 - Burrtec?
 - Place rock on top to keep wind from knocking over trash cans
 - Internet providers?
 - AirBnB complaint line
 - Police – non-emergency line?
 - Phone number to park entrance traffic
 - How sound travels (to keep area quiet)

- Driving on wet roads
 - Monument Manor road conditions
- Native / non-native plant education?
- Septic tanks – how they work?
- Dark skies – and reference it San Berdoo site
- Weather stations specific to the area
- Fire warnings - sites
- List out vet services?
- List out local handyman services?
- Format:
 - Digital or print?
 - Print on what kind of paper?
 - Cheaper to digital, but possibly less impactful for AirBnB guests

Cover page image - of some animals taken in the area?

UNKNOWN - To cover expenses, can we consider advertising local to Monument Manor?
 Sean Molina's services?
 AirBnBs local to the area? Any other?

Next steps: 1) Agree to what will be included. 2) begin building it out

TO DO: Daniel will put the Welcome Pack document on Google Drive.

TO DO: Each board member should review the draft Welcome Packet information provided by Daniel, then send their comments/suggestions to Daniel.

TO DO: Daniel will incorporate the Board members suggestions into the Welcome Packet document to be discussed at a special meeting at the next board meeting, August 15.

We also discussed sending the draft Welcome Packet to residents to get their suggestions for items to be included.

TO DO: Daniel will create an email including the draft Welcome Packet information asking residents to offer suggestions for items to be included and to send their suggestions to: info@monumentmanorna@gmail.com.

TO DO: Linda will send the email created by Daniel out to residents.

TO DO: **Note:** After the meeting, Linda and Daniel agreed to use info@monumentmanorna@gmail.com. Since all emails to info@monumentmanorna@gmail.com are forwarded to Linda, she will forward the emails related to the draft Welcome Packet to Daniel.

- Mailboxes report

Linda met with Mark Walsh on Singletree Rd. He paid MMNA \$150 one-time, non-refundable fee for the keys for MMNA mailbox located #3 right bank of mailboxes. Linda gave Dan Stork the check.

Unfortunately, Mark Wheeler gave his mailbox key directly to the buyer of his home, in contradiction of a MMNA board policy. He encouraged the buyer to connect with MMNA and to pay the mailbox key deposit of \$150.00.

TO DO: Linda will send a letter to the new owners (Buddy & Danira French) who purchased Mark Wheeler's home to welcome them and discuss the mailbox fee/payment. **Done✓**

The board agreed again that when a resident with a MMNA mailbox sells their home that we need to contact them to take possession of the mailbox keys. The mailbox key does NOT go to the new owner.

Note: For any mailbox that needs a new lock/keys, the resident acquiring the MMNA mailbox will pay for locksmith's travel charge, plus cost to replace the lock/keys. Plus, they will pay \$150 one-time, non-refundable fee paid to MMNA.

Marsha Collins/Randy Melton (Wagon Wheel) are on the waiting list for the next available MMNA mailbox.

4. Communications (renewals, problems, neighbor to neighbor, official/non-official)

As a follow-up from our last board meeting, Linda stated that she sent out 50 "Missed You at Annual Meeting" emails on April 6, 2023. Responses from the emails to-date are:

- 35 residents last donated in 2022. And 17 residents responded with a donation.
- 14 residents last donated in 2021. And 6 residents responded with a donation.
- 1 resident has never donated. And that resident responded with a donation.
- so 24 out of 50 residents responded with a donation.

TO DO: Geary will reach out to Bob Johnson regarding a contribution for the roads' fund.

5. Outreach to Short Term Rentals (membership, community standard)

Geary indicated that Terry is interested in writing a letter to STR owners. Linda reminded the group that in her experience with the STR owners that there are three groups. The first group of STR owners contribute to the roads' fund and are receptive to discussions with neighbors regarding STR guests. The second group of STR owners do NOT contribute and do NOT always have the best relationship with neighbors regarding STR guests. The third group of STR owners do NOT have viable addresses/emails and any communication we send them comes back undeliverable. Dan reminded the group that the only way to get mailing addresses is to go to the Assessor's Office in Joshua Tree and use their in-house computer to look up information for owners.

TO DO: Terry will continue to work on a letter to STR owners.

TO DO: Dan will provide list of STR owners with mailing addresses/emails & contribution status. **Done** ✓

6. Social gathering

Geary indicated that Terry had spoken with Diane Kuntz about planning a social gather. Diane is putting something together but will need more time and suggests that the event will most likely happen in the Fall.

7. Tree Light (and trespassing)

Dan noted that this item concerned Aret Zelli, one of the owners in attendance via Zoom, and asked him to give an account of recent events in the neighborhood concerning him and his property. Aret's Zoom connection froze, so Dan gave his knowledge of events while waiting for the connection to repair itself: A couple of weeks ago, a tree-like constructed object on Aret's parcel was brightly illuminated throughout the night. Dan noted that he could see it from his house, which is one mile distant. Several neighbors were upset by it, and one or more complaints were filed with County Code Enforcement (CE). CE contacted Aret, and asked him to not illuminate the object past 11 pm. Aret complied. Some neighbors felt that the display was still in violation of the County night sky ordinance, in terms of its brightness at any hour, and pursued the issue with CE. At some point in this sequence, a neighbor upset with the display came onto Aret's land late in the evening. Aret confronted him, words were exchanged, sheriff were called, no charges were pressed.

Noting that Aret's connection had been restored while he was speaking, Dan asked Aret whether a fair account had been given. Aret added that the incident occurred after the light had been turned off, and that he became aware something was amiss via his surveillance camera. He went outside and confronted the neighbor on his property, who was carrying equipment that was part of the Aret's installation, and mis-identified himself, except for identifying himself with the authorship of the dark sky ordinance. Aret went on to say that he (Aret) is protective and appreciative of Joshua Tree's night skies. He also said: His timer initially malfunctioned; he is now in compliance with code in virtue of turning off the display early in the evening; and light trespass is not

really at issue, because only immediate neighbors can be affected, and he said his immediate neighbors were not displeased with the display. Though, Aret acknowledged that the light does trespass onto Singletree Rd.

Dan asked Aret if he had something further to say to the Board. Aret wanted to know the Board's position on the trespassing and vandalism he had experienced. Dan said that the Association is mainly a roads-maintenance organization that has refrained from involvement in neighbor-to-neighbor issues, but does provide informational resources to residents and owners. He stated that he personally did not countenance or condone the behavior exhibited by the neighbor in question.

Geary concurred in Dan's view regarding the neighbor's behavior. He added that the Association is addressing quality of life issues of common interest as expressed in the recently established Strategic Plan, and as exemplified in the recent notice about rodenticides. Geary went on to dispute Aret's claim of compliance with County rules, saying that the magnitude of the brightness at the property boundary, and the color temperature remained in dispute, and awaits evaluation by County authorities at night. Geary and Aret traded statements on measurement standards (candlepower vs lumens for brightness, and whether the color temperature exceeded the standard of 3000 Kelvin.) Geary recounted interactions and conversations he has had with a CE representative on this issue.

There was further discussion concerning the degree of community approval or disapproval. Aret said that the feedback he has received has been positive, with the exception of the aforesaid neighbor. Geary noted that those who disapprove of a situation generally avoid direct confrontation, that numerous residents had complained to the Association, and that the county ordinance provided a basis for evaluating the neighborhood-appropriateness of the installation.

Dan and Geary thanked Aret for joining us today.

Appendices:

1. Excerpt from the County Code pertinent to the discussion
2. Daytime photo of installation
3. Nighttime photo of installation

§ 83.07.060 Mountain and Desert Requirements.

This section provides standards for outdoor lighting in the mountain and desert regions of the County.

(a) Shielding Required. All outdoor light fixtures shall be fully shielded, installed and maintained in such a manner that the shielding does not permit light trespass in excess of amounts set forth in subdivision (f).

(b) Light Pollution Standards. Light pollution and trespass shall be minimized through the use of directional lighting, fixture location, height and the use of shielding and/or motion sensors and timers in such a manner that the light source does not permit light trespass in excess of amounts set forth in subdivision (f).

(c) Automated Controls. Automated control systems, such as motion sensors and timers, shall be used to meet curfew requirements set forth in subdivision (d). Photocells or photo controls shall be used to extinguish all outdoor lighting automatically when sufficient daylight is available. Automated controls should be fully programmable and supported by battery or similar backup.

(d) Dark Sky Curfew. All outdoor lighting shall be extinguished by 11:00 p.m., close of business, or when people are no longer present in exterior areas, whichever is later, except for the following:

(1) Lighting used for entry and exit points of a structure, parking areas, driveways and driveway ingress/egress points; or

(2) Lighting activated by a motion sensor that extinguishes no later than five minutes after activation.

(e) Lighting Color. The correlated color temperature of all outdoor lighting shall be 3,000 Kelvin or less except for seasonal lighting.

(f) Allowable Light Trespass. Outdoor lighting shall not cause light trespass exceeding one-tenths foot-candles measured with a light meter oriented vertically or horizontally either at the property line of the adjacent

property or measured from some other point on the property where light trespass may be reasonably determined to occur due to differences in property or improvement elevations.

(g) *Blinking, Flashing, or High Intensity Lighting.* Permanently installed lighting that blinks, flashes or is of high intensity or brightness that causes a light trespass is prohibited.

(h) *Residential String Lights.* Notwithstanding anything to the contrary, string lights may be allowed in outside dining areas, entertainment areas or used as landscape lighting in connection with a residential dwelling or use provided that all of the following conditions are met:

(1) *The correlated color temperature of the light sources does not exceed 3,000 Kelvin; and*

(2) *The emission of no individual lamp in the string exceeds forty initial lumens, and the aggregate total of lumen output of such string lights used as outdoor light fixtures does not exceed 4,000 lumens.*



8. Review Annual Meeting Venue

Dan stated that for the past several years we have had a strong turnout at our MMNA Annual Meeting at FurstWurld. He thanked Bobby Furst for his generosity for letting MMNA use FurstWurld. However, our attendance at this year's MMNA Annual Meeting was low. Dan suggested that maybe we should explore other options for a meeting venue. He also indicated one person reflected to him that they did not attend the meeting because of the location (FurstWurld). Dan speculated that the public announcement shortly before the General meeting that FurstWurld was canceling events may have depressed attendance. Dan had verified with Bobby that the MMNA meeting would not be affected. Geary thought we might do a better job publicizing the meeting next year to increase attendance.

9. Other items and Comments from Attendees

Dan asked if there were any comments. None were raised. Dan also asked how the new camera/audio is working for those attending via zoom. Bill Gilman said it has been great. Geary thanked Dan for purchasing the new equipment.

10. Next meeting date, time and location

TBA August 15 @ 4:45pm location to be determined.

11. Adjourn @ 6:13pm