Monument Manor Neighborhood Association

PO Box 892 • Joshua Tree, CA 92252

www.monumentmanorneighborhood.com

MMNA Board Meeting

September 13, 2026, 10 am on Zoom

Minutes for this meeting approved at Nov 8 Board Meeting

Agenda

1. Call to Order 10:06am – Ellen

In Attendance: Linda Doyle, Joe Ingram, Daniel Brenner, Diane Kuntz, Ellen Jackman, Jacqui Masson, Jesse Ditson, Will Harner, Bill Gilman

Not In Attendance: Ren Rossini

2. Review and approve April 26, 2026 Board Meeting Minutes – Ellen

- Minutes for April meeting were sent to Board prior to meeting. Ellen asked if there were any questions/discussion. Daniel made motion to accept April 26, 2026 minutes. Joe 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✓

4. Reports

- **Treasurer's Report** (Joe Ingram)

Current US Bank account balance - $28,321.09. This is approximately $3,000 more than at this time last year. Since our March 8 General meeting we have had a total of 22 additional contributions. Half of those came immediately after the meeting and the other half since April. So far this year, our expenses have totaled $10,091 including $216 for PO Box renewal fee, $2,100 for Insurance premium renewal, $7,775 for dirt and tractor work from Molina Tractor Service.

The PO Box and Insurance premium fees are up a small amount from last year. The amount paid to Molina Tractor service is a little more than half of what we had paid by this time last year. Last year, by this time we had already paid out over $13,000 for dirt and tractor work. So, a savings of over $5,000. This decline is clearly the result of not needing to do any major storm repairs so far this year, only minor repairs.

However, there will likely be a significant bill for additional road work and repairs to be done in the very near future, in the amount of approximately $8,500.00 which the Board will need to vote on once the official estimate is presented by Molina Tractor Service. The upcoming work will be for minor repairs due to the damage caused by recent rains, plus what will hopefully be some preventive work in preparation for what is supposed to be a wet, El Nino winter.

Joe also mentioned that end of July there was a charge of $169.90 from PayPal from our bank account. He doesn't know how or for what? No one was responsible for the charge. Joe will reach out to bank. He will reach out to Geary/Terry. Linda suggested that we remove the bank account info from the PayPal account. Joe will track in down tomorrow with the bank. Daniel reminded us that he incorrectly used the bank account to pay for something personal last year. He corrected his error and suggested that maybe this has happened again for someone else on MMNA board who have access to PayPal account.

TO DO: Joe will contact bank to investigate $169.90 PayPal charge from US Bank Account. Done✓

- **Roads' Report** (Joe Ingram)

Ellen Jackman opened the roads' report by thanking Will Harner and Ben Tricklebank for dragging the roads after the recent rains. Their work is much appreciated.

Joe shared that the current condition of roads in Monument Manor could be considered Fair to Good. The recent rain event two weeks ago did some minor damage to our usual hot spots, mostly on Uphill and Singletree. That will be addressed soon. Turtle Road, Desert Shadows and Old Vine all seem to have held up fairly well in those rains, likely because of work that was completed back

in the middle of May. However, each may benefit from some additional maintenance. The little rut is back on Turtle and Larkspur. Honestly, that one looks like it could be filled in with a broom and a shovel. There was an overnight "geyser" last week when a water line broke somewhere along Rocking Chair. It created a rut at the lower rolling dip on Uphill. Joe went over with a broom and shovel and filled it in for now. If it needs further attention, we can put it on the list of upcoming repairs.

If there are other trouble spots that need attention, please feel free to bring those to Joe's attention. All other roads in neighborhood seem to be in good shape.

Upon Joe's inspection last week, it seems Rocking Chair Road (and correspondingly, the top of Turtle Road) is the road most in need of some major repair and maintenance and that will be addressed soon. There are numerous places that will benefit from additional maintenance, repair, dirt and possibly grading. This will be at the top of the list of upcoming repairs, to be performed in the near future.

Joe met with Sean Molina last week and we discussed all of the above.

TO DO: Joe will be putting all of that work together into job estimate from Sean Molina for approx.. $8,500) to board for approval when received. Done✓

In anticipation of what is supposed to be a wet El Nino winter, Joe also discussed with Sean doing some additional work in a few key spots with the goal of redirecting water off of the roads where possible and back into the natural water paths. The goal is to minimize grading (it takes away from our already depleted roads) and utilize additional rolling dips instead to help redirect the flow and build up roads. This will require the additional purchase of quality dirt and possibly a load or more of rocks to be strategically placed to help with that.

Sean suggested that all of the above road work would come in around $8,500 but that he would finalize that in the formal job estimate. As to when the work could be completed, all he could say was "soon".

At the end of July, we purchased 9 loads of quality dirt from Sean, for $3,150. This was stockpiled in the usual spots around the neighborhood for use in case of any monsoon damage. Thankfully we did not need to use it for that, so now we can use it for upcoming projects. Joe doesn't know how much additional dirt will be necessary to complete the above-mentioned maintenance and repairs.

Diane discussed the "geyser" on Rocking Chair Rd. Joshua Basin Water District repairs to fix the "geyser" caused damage to the road and berm in that area.

TO DO: Diane requested that this area on Rocking Chair Rd needs to be added to any upcoming road repairs by leveling the road out around the wash area.
TO DO: Diane requested that a load of dirt be brought over and left along the side of the Rocking Chair Road in this area so that she can work on the berm and the destroyed native plants.

Thinking of other places that need preventive measures, Linda suggested that Joe and Sean look at the top of Uphill Rd at Doggie Trail. There is a lot of water run-off during a storm from this area that impacts Wagon Wheel Rd and lower Uphill Rd.
TO DO: Joe will explore with Sean Molina the possibility of adding dirt at the top of Rocking Chair and Uphill to direct water into natural ditch.

Will Harner and Ben Tricklebank dragged the roads after two different storms. Ben dragged the roads after the last rain storm within hours of the rain stopping. Ben submitted these comments via text message for the board meeting today, "Added Turtle Rd to the route. Able to turn around near the wash that runs to the water tower. Overall not too much damage from the rain. Roads seem in pretty good shape. Didn't feel like the drag got all the washboard out. Maybe I need to do more passes or maybe a bit extra weight on the drag would help. First run so still working it out."

Joe discussed the stone neighborhood sign markers in Joshua Tree Highlands as a potential future project for MMNA. Jacqui said rock signs are great but their roads are terrible.

Jacqui complained about the collection of outdated real estate signs especially at the bottom of Rincon/Turtle. Ellen thinks we should call the different real estate companies.
TO DO: Jacqui will call phone number on old real estate signs near Rincon to inquire about its removal.

Jacqui mentioned that we were going to get a sign for the corner of Larkspur and Rincon. There is no sign there currently and this makes it challenging for deliveries. Would MMNA create the sign, pay for the sign and install the sign?

TO DO: Joe needs to look into the Larskpur sign again. Done✓

- Welcome Letter/Packet for STR owners (Diane)
  Diane said one packet was given to David Irwin, architect building The Fort property on Uphill Rd. He would pass it on the upcoming property manager. Linda has been discouraged by the lack of financial response from STR in the Manor, especially after Diane sent letters to many of them. Linda suggested that Bill Gilman and Diane write another short letter about paying up from the perspective of two STR owners themselves. Ellen suggested that we can ask but we should treat them the same as regular home owners. Jesse feels that STR owners are making money off of the neighborhood and need to be advised of the need to support the roads fund. Encourage people to see the neighborhood as a community and be respectful of the community. One way to respect our community and to show that you care is to give money for the roads. Neighborhood first. We need to create a sign that lets visitors know that they are entering a neighborhood. Thank you for enriching the community with your stay! No language for the sign was decided.

  TO DO: Diane, Jesse and Jacqui will get together to design a sign. Done✓

- Fire Safety Initiative (Jacqui)
  Jacqui thanked Diane and Linda for creating the website and sending out the email about Fire Safety in the Manor.

- **Google Map** (Daniel)
  Daniel created a Google Map specific to Monument Manor to determine where STR are located with contact information, which neighbors are donating to the roads fund, which roads receive road repairs and how often and cost of those repairs. He believes this would be a great tool to show at our March 2027 Annual Meeting, showing neighbors where road work has been done and the cost to do those repairs.

  All the board members liked the Google Map and thought it would be an excellent tool and of great value to help us prioritize decisions and inform the community of what we have done. Joe asked how we access the Google Map file. Daniel will share access information. Joe thanks Daniel!

  TO DO: Daniel will send email to board with instructions on how to use the Google Maps tool for tracking STRs, donations, and road work. He will also provide access to the test site. Done✓
  TO DO: Daniel will set up a Zoom lesson if needed after the initial email instructions on using the Google Maps tool.

5. Neighborhood Social Gathering (Diane/Linda)
   The group discussed having another neighborhood get together. Where? When? What? The group liked having a potluck. Jesse Ditson offered to host the neighborhood potluck at his and Ren Rossini's home.

   WE AGREED: **Sunday, November 15, 2026 from 4pm to 6pm.**
   Ren Rossini and Jesse Ditson's home
   62638 Rocky Ridge Road
   Bring food/beverage to share with your neighbor.

   TO DO: Linda will create email notice with date/time/location Done✓
   TO DO: Linda will send out email potluck invitation (Sept 15) Done✓
   TO DO: Ask neighbors to volunteer to help "clean up" after event. Done✓
   TO DO: Buy plates, silverware, cups, napkins, serving spoons. Done✓
   TO DO: Linda email reminder potluck invitation (Oct 15) Done✓
   TO DO: Linda will send out last reminder email potluck invitation (Nov 10)

6. New business (Linda)

Gary Easton (Old Vine Rd) passed away on September 1, 2026.

TO DO: Linda will add Gary Eastin to our In Memory Of webpage. Done✓

- Earthquake Preparedness (Linda)

Luke Sabala, Monument Manor neighbor, contacted Linda suggesting that it would be worthwhile sharing information about earthquakes to help our neighbors be better prepared to protect our families.

TO DO: Linda will send out an email. Done✓

7. Next board meeting date, time and location

Sunday, November 8 @ 9am on zoom (final details for neighborhood potluck, no other board business)

TO DO: Daniel will send zoom instructions. Done✓

TO DO: Linda will send board meeting reminder Nov Done✓

8. Adjourn @ 11:48pm by Ellen

Linda Doyle MMNA Secretary

