



## Monument Manor Neighborhood Association

PO Box 892 • Joshua Tree, CA 92252

www.monumentmanorneighborhood.com

### Monument Manor Neighborhood Association

#### Virtual Annual Meeting on Zoom – March 13, 2021

#### Minutes

#### **Minutes approved at March 19, 2022 meeting**

Attendance: Ron Bastrup, Steev Beeson & Malissa Daniel, Lisa Botts, Marta Collins, Caroline Conway & Chris Crow, David Cox, Diane Thornburg, Mary Cox, Linda Doyle, Bobby Furst, Jen Gagner, Bill Gilman, Juan Gerscovich, Misa Giesey, Will & Ceci Harner, Ellen Jackman, Bob Kaplan, Francene Kaplan & Mark Soden, Diane Kuntz, Eva Montville, Tracy Murphy, Connie Palombo, Tina Palombo, Frank Paul, Shirley Perl & Billie, Jack & Gloria Perrodin, Kevin Powell, Ren Rossini & Jesse Ditson, Luka Sabala & Kathy Baker, Kim Sonntag, Dan & Sona Stork, Diane Vieau, Mark Walsh, Neil Wierenga =43

#### 1. Welcome and Introductions – Ellen Jackman (MMNA President)

Ellen called the meeting to order and welcomed everyone. 2<sup>nd</sup> virtual meeting due to COVID. Introductions: attendees introduced themselves, where they live and how long. Special thank you to Will Harner for dragging our roads after every rain storm. Happy birthday to Kim Sonntag! Welcome to new neighbors.

#### 2. Approval of Minutes 2020 Annual Meeting – Ellen

Ellen asked if there were any questions about 2020 draft minutes? None were asked. Ellen asked if anyone had any changes needed to draft minutes? Marsha Collins made motion to approve 2020 annual meeting minutes Marsha Collins. Motion was seconded by Luke Sabala. All in favor and motion passes. No objections.

**To do: Linda will post approved 2020 minutes on MMNA website. Done✓**

#### 3. Treasurer's Report – Dan Stork (MMNA Treasurer)

Dan showed treasurer's report as of March 13, 2021. He stated that average amount of a contribution is up but number of owners contributing is lower than last year (2019). Dan indicated that our use of PayPal has been successful with minimal fees associated with contributions given.

Bill Gilman asked how we handle \$\$ shortfall. Dan stated that there has been no shortfall because we've had a reserve, and that we have set \$4000 as a danger point for reserves. When we hit near that dollar amount we reach out to community asking for more donations. Luke Sabala asked is there has been any attempt to look elsewhere for dirt, other than our usual sources (Gary Ward and Sean Molina). Answer was no, not at this time.

	2020	2021	Notes
Beginning balance January 1	\$11,657.04	\$7912.97	
Ending balance	\$7,912.97	\$11706.70	
Cash contributions ( <b>before</b> PayPal fees)	\$11,780.00	\$4205.00	
Mailbox fees	\$300	\$0	
Number of cash contributors	107	27	Check, currency, PayPal
Participation rate	48%+	12% (it's early)	
PayPal contributions	40	17	
PayPal fees	\$223.07	\$82.41	
Road labor	\$4,655.00	\$0	
Dirt	\$8,800.00	\$0	
Liability insurance	\$1733.26	Est. \$2000	
Total road expense	\$13,455.00	\$0	
Misc. expenses (PO Box rental, bank fees, mailbox locks, Zoom)	\$494.78	\$178.98	
Contributed expenses: Mailing*	\$111.15	\$81.09	
Total expenses (roads, fees, insurance,..)	15906.11	\$260.07	
* Board Secretary or Treasurer			

#### Notes

1. The figure for liability insurance for 2021 is an estimate. The bill will come due in June.
2. Census of owners: 222 owners, 266 parcels
3. Membership roster was partially updated during December 2020, by comparison of all parcels with Assessor's database. Current owner names are available on the Internet, but mailing addresses are not. Mailing addresses have been available through Intranet terminals in the County office building, but the Treasurer has not visited this office during the pandemic. County staff kindly supplied us with USPS mailing addresses of parties for whom we did not have email addresses. Please advise MMNA of ownership changes that you know of, to help us stay current.
4. Property turnover: 14 parties acquired 1 or more parcels each in Monument Manor during 2020.
5. Expenses exceeded contributions by \$3826.11 in 2020. The shortfall can mostly be attributed to a large increase in the cost of dirt.

#### 4. Liability insurance – Ellen

Ellen reported that our insurance bill comes to us in June 2021.

#### 5. Roads' Report – Geary

Geary is not in attendance today. Dan reminded everyone that Roads' Report was sent out via email and can be found on our website.

#### 6. New Business

##### a. 501(c)4 tax status for MMNA – Ellen

Board previously discussed possible need to file tax returns due to amount of revenue we have each year. It has been unclear as to whether this is something MMNA needs to do. Dan did research and we are eligible for non-profit mutual benefit corporation (501(c)4 tax-exempt status. Ellen talked with tax professional and he agreed with Dan's research. Board is in favor for filing with IRS for tax-exempt status. Dan stated that we would be required to file tax return but we wouldn't owe any taxes. Dan and Ellen have completed the application and it ought to be reviewed by tax professional. Federal IRS filing fee is \$600 (one-time only). State of California filing fee is \$50.

Questions: Bob Kaplan asked what happens if we don't apply for 501(c)4 tax-exempt status. Ellen stated that likely nothing would happen but it is possible that IRS may contact us. Annual paperwork to be filed

is a short-form 990 form and the Treasurer would file that form each year. Gloria Perrodin asked if becoming a 501(c)4 tax-exempt status if we will be limited by how much cash we can keep in our account? Dan does not see that as an issue.

Jack Perrodin made a motion to approve going forward to apply for 501(c)4 tax-exempt status. Motion was seconded by Marsha Collins. All in favor and motion passes. No objections were heard.

**To Do: Board (Dan Stork and newly elected president) will move forward with filing paperwork for 501(c)4 tax status. Done✓**

b. Composition of MMNA board + Amended Bylaws – Ellen

Ellen stated that the Board has discussed expanding number of Board members up to a total of 4 and would be referred to as At-Large members. We would add up to 4 At-Large members as a way to take on more issues affecting our neighborhood. At-Large members would be voted on and approved by the Board.

Questions: Will Harner asked if our liability insurance covers board members plus new At-Large members. Ellen looked into this with our insurance carrier and found that we can add more board members without any changes to our policy and cost of our premium. Ellen stated that At-Large Board members are re-elected every year. One concern about adding up to 4 At-Large members is difficulty in communication issues due to everyone's schedules. But since most of Board's work happens over email (voting procedures for which are addressed in proposed amended Bylaws) timely communications by Board members and up to 4 At-Large members should be workable.

Luke Sabala asked about duties of At-Large members. Ellen said that is to be determined by 5 elected board members and issues they work on could change throughout the year (for example, fundraising, increase yearly membership). Dan stated that we need to have more voices representing community and to get more people who can then become familiar with what elected Board members do, so we have a path of replacing board members overtime. Tracy Murphy agreed with this approach. Francene Kaplan noted that lack of a succession path has hurt the local organization Morongo Basin Coalition for Adult Literacy.

Bob Kaplan made motion to approve proposed changes to Bylaws. Motion was seconded by Will Harner. All in favor and motion passes. No objections were heard.

**To Do: Amended & Approved Bylaws will be posted on MMNA website. Done✓**

c. Road Signs – Geary (not in attendance). Therefore road signs were not discussed at this meeting.

d. Park Traffic – Ellen

Ellen discussed increase in traffic along Quail Springs from vehicles heading into West Entrance of Joshua Tree National Park. Another issue is that some vehicles are turning onto Turtle, Desert Shadows or Uphill and then turning on Singletree as a way to get to West Entrance faster, despite NO ACCESS TO PARK signs. Neighbors have reached out to David Smith, JTNP Park superintendent.

Ellen reports that Mark Wheeler is looking for ways to engage with JTNP and San Bernardino people, but isn't get much traction. Kevin Powell stated that Mark Wheeler wrote a letter to Regional Director for the park and has not heard back from them.

Luke Sabala states that West Entrance kiosk will be moved 1.5 miles further into park later this year (September/October 2021) with two lanes, with one lane to be used by national park pass holders to help alleviate traffic backup. Luke doesn't know how long construction will take. The Park does have the money.

**To Do: Luke Sabala will reach out to David Smith and ask him to make sure that people that travelling on Singletree aren't allowed to make a left-hand turn from Rockhaven and trying to cut back into traffic line**

to get back onto Quail Springs. Luke will suggest to the JTNP that a park volunteer should be stationed at Rockhaven telling people that they can't turn left.

Jack Perrodin asked if manor residents could get a pass to give them priority at West Entrance kiosk. David Cox suggested manor residents need placard showing that vehicle is carrying Manor residents because it is difficult for him to come and go from his property due to backed up traffic.

Kevin Powell stated that he regularly stops vehicles turning onto Uphill from Quail Springs. They tell him that social media navigation apps are telling them that this is quickest way to get into the park. Luke Sabala said that if the left-turn prohibition described above is implemented, then the word is likely to get out on social media and be effective.

e. Desert View Conservation Area (DVCA, aka Section 6) plans – Dan

Dan showed google map & explained that Frank Haggard San Bernardino manager responsible for DVCA has gotten some improvements done to area, has gotten increased sheriff patrols to come to DVCA looking for illegal camping; & has applied for more grant funds for hiking trails, parking lot, educational kiosk, more gates. Frank Haggard's contact info: 760-366-8415, [fhaggard@sdd.sbcounty.gov](mailto:fhaggard@sdd.sbcounty.gov). To see presentation about proposed changes, click here: <http://tinyurl.com/87fkufj5>. It is very large document and loads slowly.

**To Do: Put link to DVCA power point presentation. Done✓**

f. Acknowledgment of Passing ... Moment of Silence – Ellen

John Beahan, Richard Bisantz, Eileen Blakeman, Gilbert Foertser, Jeff Greene, Ronald Johnston, Paul Joyce, Richard Price, Clifford Woolfolk

7. Election of Officers 2021-2022 Term – Ellen/Ron Bastrup (MMNA Vice President)

Ellen Jackman (MMNA President) informed everyone that she will not be seeking re-election this year. All other board members are seeking re-election. Ron thanked Ellen for her hard work for the community. Ron asked if anyone is interested in any of the board positions.

Bill Gilman has volunteered to run for the president's position; no one else indicated an interest in president's position or any of the other board positions. Bill gave brief statement: he and his wife, Heather, bought their home on Singletree in 2010. They take pride in being responsible airbnb owners. Bill believes that neighbors need each other, and that neighbors are important to each other. He hopes to help bring more connections between neighbors. Bill thanked the board for all their work on the roads.

Steev Beeson asked if it is a conflict of interest for Bill Gilman to be elected as the president. Dan Stork stated that we lack representation from airbnbs and that Bill and his wife, Heather, are exemplary airbnb and property owners. Ellen reiterated that MMNA is not against airbnbs. We just want responsible airbnb owners. Bill wants to be part of the conversation, try to help guide the conversation so it's not a battle. He stated that we need to build something together. David Cox asked a question about rules. Do airbnb owners/managers make the rules very clear to their short-term renters? For example, no wandering onto other people's property, no climbing on boulders on other people's property, no loud music, dark-sky lighting. David felt that we need to create some consistency for airbnbs. Kimberly Sonntag believes that Bill has added value and can approach newer owners about how airbnbs should work. Kimberly suggested that a special zoom discussion about airbn rules/complaints be scheduled. Eva Montville reiterated that airbnb guests need to be told firmly NO climbing on the rocks, reduce light pollution, noise pollution. Neil Wierenga believes that there should be an airbnb committee in the Manor.

Ron called for a vote:

President ... Bill Gilman – all in favor, no objections. Bill is newly MMNA elected president 2021-2022. Bill Gilman will be added to MMNA bank accounts with signing authority. Then send signed minutes to Rosa Pacheco at US Bank, Yucca Valley (Bill Gilman, Monument Manor signing authority). Send to: [rosa.pacheco@usbank.com](mailto:rosa.pacheco@usbank.com).

Vice President ... currently held by Ron Bastrup ... all in favor, no objections.  
Treasurer ... currently held by Dan Stork ... all in favor, no objections.  
Secretary ... currently held by Linda Doyle ... all in favor, no objections.  
Roads' Chair ... currently held by Geary Hund ... all in favor, no objections.

To do: Linda will send an email to newly elected board to set up next board zoom meeting. Done✓

8. Announcements – Ellen

Ellen asked if there are any announcements.

Luke Sabala asked that anyone with lighting ordinances issue, contact him at 310-528-5117.

Marsha Collins asked about loud fan noise. It was explained that it is an issue between two neighbors that has spilled over into wider community. San Bernardino County code enforcement has spoken with both parties.

Juan Gerscovich informed group that his property was broken into on his construction site. He asked if this is prevalent? Ellen said it is not common. Dan added that theft happens more often at construction sites.

9. Special discussion with Jack & Gloria Perrodin ... homesteading history – Ellen

Ellen introduced Jack and Gloria. Jack gave brief history of how his family acquired their property on Rocking Chair. Jack and Gloria invited people to come to their home tomorrow morning to continue the conversation.

To do: get Jack's written comments and add to the minutes.

Adjourn .....6:00pm

*Linda Doyle*  
*MMNA secretary*