

Monument Manor Neighborhood Association
Annual Meeting – March 24, 2018
Minutes

Approved at 2019 meeting

Call to order – President Ellen Jackman called the meeting of the Monument Manor Neighborhood Association (MMNA) to order at 4:05pm at 8528 Desert Shadows, Joshua Tree, CA (Bobby Furst’s event space).

Review of 2017 – Ellen gave a review of MMNA activities since last Annual Meeting, including Neighborhood Party in May, three board meetings (June 2017, October 2017, January 2018), two Road Work Parties. Geary Hund was thanked for his work on the roads. Ron & Laurent Bastrup were thanked for hosting the neighborhood party.

Introductions – All members introduced themselves, told where they lived. 41 were in attendance: Ellen Jackman & Trevor Uprichard, Linda Doyle & Bob Kaplan, Ron Bastrup, Geary Hund, Dan Stork, Diane Kuntz, Curt Fisher & Laurie Kaye, Karl Von Halle, Sean Molina, Bryan Wynwood, Mark & LouEllen Williams, Aret Zelli, James & Tuula Marquardt, Daniel Brenner & Tasha Shelby, Marsha Collins, Mary Ann Kelly, Connie Hare, Kathy Jennings & Evan Montville, Martin & Dave & Madelyn & Brian Cox, Chad & Deon Cronkite, Bobby Furst, Barb Munro, Barbara & Clifford Woolfolk, Jack & Gloria Perrodin, Luke Sabala & Kathy Baker, Curt Sauer & Jill Heidrich.

Minutes of 2017 meeting – Ellen read the minutes of the March 2017 meeting (that were made available to members through snail mail, email and online at: www.monumentmanorneighborhood.com). Ellen clarified that the Board proposed one change to the bylaws in 2017 that initiated discussion; ultimately at the meeting the members decided to “table” that change. The Board looked at the bylaws and decided that the change to the bylaws was not necessary. This proposed change is “tabled and withdrawn” for consideration. Ellen called for further discussion of the minutes from attendees and board members. 2017 minutes were approved. The approved minutes will be posted on the MMNA website.

Treasurer’s Report – Dan Stork reported on the following for 2017 and 2018 for comparison:

Checking account balance 1/1/2017	\$ 6794.40
2017 road expenses (dirt and tractor work)	\$10245.52
Equipment (mostly signs)	\$ 835.02
Mailing expenses* contributed by Linda Doyle	\$ 264.55
2017 Cash contributions (91 contributors)	\$ 8725.00
Bank interest 2017	\$ 3.38
Three key deposits	\$ 300.00
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Balance 12/31/2017	\$ 4603.49
Checking account balance 1/1/2018	\$4603.49
2018 road expenses to date	\$ 297.50
2018 Dirt to date	\$ 250.00
Mailing expenses* contributed by Linda Doyle	\$ 165.98
2018 Cash contributions (50 contributors to-date)	\$4825.00
Bank interest 2018	
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Balance 3/24/2018	\$8181.35

Distribution of Contributions 2017 compared to 2018 to-date

@	2017	2018 to 3/24
	#	#
\$25.00	1	0
\$50.00	35	16
\$75.00	12	9
\$100.00	31	20
\$150.00	5	1
\$200.00	3	2
\$300.00	2	1
\$500.00	2	1
Totals	91	50

Ownership Information

- There are now 261 entries in the Monument Manor ownership spreadsheet, with 218 individuals or couples. Properties wholly south of Quail Springs Road (QSR) were eliminated.
- For the purposes of this Association, Monument Manor is: north of QSR, east of QSR/Rincon Road intersection, south of sections 6 and 5, west of Joshua Tree National Park. Properties straddling QSR are included.
- Address information is derived from records of the San Bernardino County Assessor, and contribution forms.

Ellen called for a discussion and approval of the Treasurer's Report. Gloria Perrodin motioned to approve. Jack Perrodin seconded the motion. All were in favor. The Treasurer's Report was approved.

Committee Reports

Address Change Required by USPS Report – Dan Stork recently inquired at the JT Post Office about the status of the replacement of HC addresses by physical addresses. He was told that it was supposed to go into effect last August 2017, but that HC addresses might be honored until the end of this year 2018. Dan was told that the USPS could decide at any time, with little or no notice, to stop delivering to HC addresses. If you have an HC Box, put a sticker with your physical address on the box's inside front edge. Dan noted that many property owners have HC addresses in the Assessor's database as their properties' mailing addresses. He encouraged people to change this by going to the Land Use Services office in the County building at Whitefeather Rd and Route 62, and complete an address change form.

New PO Box MMNA – Dan Stork reported that the elimination of HC addresses required a change of the MMNA mailing address. It is now **PO Box 892, Joshua Tree, CA 92252**. President and Treasurer have keys to this box, and the box is tied to the President's home address. (PO boxes must now be associated with physical addresses – blind PO boxes are no more.). Dan also reported that MMNA's switch over to a PO Box would free up one of the security HC mailboxes (the last remaining vacant one) for a resident.

Membership Outreach 2018 Contributions Due – Dan Stork gave an overview of our member outreach process. In a few weeks, the Board will reach out to owners who have not contributed for 2018, and ask them again to contribute for this year. A similar exercise last summer was gratifyingly successful. The Board is also planning yet another follow-up before mid-year 2018, with personal contact by phone, as available contact data allows. Attendees were asked to contact Board Members with new owner contact information, if properties near them are sold. Ellen thanked Dan for all his work.

Roads and Signs Report – Geary Hund reported that 2017 was a very active year for the Manor roads program. Over \$10,000 was spent on roadwork. The work can be divided into three categories: 1) making long needed repairs to bring the roads back into good condition, e.g., filling in deep ruts; 2) preventative maintenance, e.g., putting a "rolling dip" (a raised hump in the road to slow down and/or divert water off the road to reduce future erosion during storms, and 3) storm damage repair, e.g., filling in a new rut caused by erosion or removing sand deposited by the storms.

A significant portion of the expended funds were used to make long needed repairs and to conduct preventative maintenance work. Work took place throughout the Manor from the east end at Rockhaven to where Turtle/Rincon meets Quail Springs Rod. For example, we eliminated ruts in the middle of the road on Turtle/Rincon, and we re-graded the road so that future runoff would be on the side of the road, we constructed rolling dips in a number of locations, and we created berms to divert water off Vista Way and a portion of Wagon Wheel into a swale, significantly reducing erosion on Vista Way and upper Wagon Wheel. Much maintenance and improvement work was done last August. The second major effort this year was in making storm repairs after the monsoon in September. Rainfall was heaviest at the east end of the neighborhood, requiring more effort from Uphill east, but repairs were made at 21 different locations throughout the Manor. Our two work parties were very successful. We created, and then later maintained an impoundment to reduce the amount of water reaching the road, and we placed sand bags as an underlayment on Single Tree just below Old Vine road to reduce future storm damage and subsequent repair costs.

We still have a backlog of repairs and some improvements to make, but approximately 2/3 of the non-storm repair work has been completed. It's our expectation, that we will reach a point where we just need to maintain the road improvements, and that they will result in reduced overall costs for storm repair – with the possible exception of a major monsoon, e.g., a 50 or 100-year event.

Our sign program is going well. Four Private Road signs were installed at the junction of neighborhood roads with Quail Springs Road, with two more to be installed soon.

A discussion took place about whether it was okay for an owner to put gravel on our roads in front of their home. The association does not use crushed rock on the roads and would discourage someone from using them on their portion of the road due to the fact that most homeowners who have weighed in on the issue prefer the road surface remain native material, the cost of crushed rock is and high, and maintenance of crushed rock roads is difficult because it tends to wash away and has to be augmented periodically. We recommend that a property owner who was contemplating crushed rock on their section of the road determine if the road easement is on their property (it could be on a neighboring property), otherwise, they would need to seek permission of the property owner before placing the rock.

James Marquardt asked about the road in front of his home. He was told by the County Inspector that there was an easement needed for Clearview Road, according to a very old county map, which supposedly runs where Singletree Rd exists. James will keep Geary up-to-date on this issue.

Section 6 – Dan Stork reported that earlier this year, at a Morongo Basin Municipal Advisory Council meeting, Frank Haggard (the county administrator the Joshua Tree Community Services Area - CSA), described plans to utilize \$400K in grant money to improve Section, aka Desert View Conservation Area (DVCA). Plans include barriers to vehicle entry, as well as barriers between section 6 and BLM-administered section 5. He acknowledged the problem of illegal camping. Fire and sheriff representatives at that meeting urged residents to call them to report fires and camping, respectively.

Since that meeting, Sheriff's deputies have visited DVCA to “educate” campers about the camping prohibition. Apparently, this has been effective. Also, the CSA has installed new signage and gates.

Curt Fisher asked if the Sheriff's office will respond to illegal issues in section 5? It's in pending legislation to be given to the national park but no news. One owner asked for clarification of difference between section 6 and section 5. Another owner asked by we want to get rid of campers in this area. Geary added with increased pressures from tourists visiting Joshua Tree National Park that it has become an overflow for park camping, thereby creating fire hazard for the area (including Manor homes), increase in human waste, and disturbing the sensitive wildlife resource area. The area has become overwhelmed with use/abuse. Owners have seen people shooting guns, and have found burned Joshua tree used in campfires.

New Business

Monument Manor Vehicle Stickers – Ellen introduced the potential Monument Manor Vehicle Sticker/Decal. She said that it would be a way to show pride in our neighborhood and could be given to those who have contributed. The decal

could be displayed on your car or home windows. Diane Kuntz will design the decal. When she has a mock version, the Board will review and approve and then share with the community.

Potential Change to 15mph Speed Limit on Selected Roads – Geary Hund has been inventorying the speed limit signs in the Manor to determine where both new and replacement signs were needed. Geary realized that it might be more appropriate to have a 15mph speed limit on some of the roads in the east part of the neighborhood, i.e., those which are narrow and/or lack good sight distance. Currently, the roads on the west end of the neighborhood are posted 15mph and those on the east end are posted 20mph. A group discussion followed and Geary asked for a show of hands in favor of changing the speed limit to 15mph. The vast majority of those present were in favor of a 15mph speed limit on all the Manor roads – it was agreed that more feedback would be solicited before a final decision was made and that we may grandfather the change in as new signs are put in.

Jack Perrodin suggested that we move all the signs lower to the ground to make them visible to drivers. The issue of sign cost was raised. We should be mindful of the costs before changing the speed limit signs.

Gloria Perrodin called for the “phasing in” of new 15mph speed limit signs throughout the whole Manor, replacing speed limit signs as they are needed.

The group also discussed UPS, Fedex, and Burrtec trucks going too fast on our roads. Everyone was sensitive to the drivers being under pressure from their companies to get their jobs done as quickly as possible. The problem is that we need to reach out to the company (not the driver). We need to call the offices. Ellen Jackman reminded the group that the board has discussed this issue in the past. She drafted a letter and will circulate to the board for review. Once the letter is approved by the Board, we will send the letter to UPS, Fedex, and Burrtec.

Member Suggested Discussion Items – Connie Hare has owned her property for 18 years. She asked if MMNA bylaws discuss guidelines, such as noise, dogs on leash, trash. She asked for guidelines on how to walk her dogs, rider her horses, and how to talk with your neighbor about disagreements. MMNA bylaws only discuss roads in the Manor. They work it out neighbor to neighbor. Group discussion focused on neighbor talking directly to neighbor about any issues. The group also suggested it would be nice to receive a roster of owners in the Manor (with address, email, telephone numbers). Privacy issues were discussed. MMNA will not share this type of information without getting consent from each individual owner. The Board will discuss adding a sentence on the 2019 Membership form, “do you give MMNA approval to share your personal contact information with other owners in the Manor?” In the meantime, if someone has an issue, just call/email someone on the Board and see if they can provide contact info for neighbors to talk with each other. (Noted: after the Annual Meeting, the Board discussed sharing of contact information and agreed that: (a) the Board does not want to share personal information due to privacy concerns, (b) the 2019 form will not provide a sharing option.

Neighborhood Watch program – The owners present at the meeting were interested in hearing more about this program. Ellen Jackman will reach out to the Sheriff’s office neighborhood watch contact and set up a meeting with Manor owners/residents. Gloria Perrodin gave a positive endorsement of the neighborhood watch program.

Liability Insurance – Geary Hund has researched affordable Liability Insurance for he MMNA, specifically for issues that might come up over road repairs. He will share the numbers when he gets them from an insurance agent.

Election of Officers for 2018-2019 Term – The meeting proceeded to the election of Officers. Curt Sauer motioned for all current board members to be re-elected. Upon nominations duly made and seconded, the following were re-elected:

President ... Ellen Jackman	Vice President ... Ron Bastrup	Treasurer ... Dan Stork
Secretary ... Linda Doyle	Roads Chair ... Geary Hund	

Announcements – Check out the MMNA website at: www.monumentmanorneighborhood.com

Adjournment of meeting – With no further business, the meeting was adjourned at 6:01pm.