



*Monument Manor Neighborhood Association*

PO Box 892 • Joshua Tree, CA 92252

www.monumentmanorneighborhood.com

**MMNA Board Meeting**

**Sept. 6, 2022, 4:45 p.m.**

8775 Desert Shadows Road (Terry Stone’s home) in-person & zoom

Minutes approved by the Board on November 8, 2022

**Agenda**

1. Call to Order; Roll Call

Attendance: Terry Stone, Geary Hund, Mark Wheeler, Linda Doyle (zoom), Daniel Brenner (zoom).

2. President’s Comments

Mark stated that the meeting end at 6:15pm. If we stay on point, all agenda items will be addressed.

3. Review and approval of July 12 Minutes

- Minutes for July 12 meeting were sent to Board prior to meeting. Mark asked if there were any questions/discussion. None were made. Terry Stone made a motion to accept July 12, 2022 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✓**

4. Visitor Introductions – Mark asked everyone to introduce themselves.

- Caroline Conway (zoom), Chris Crow (zoom), Diane Thornburg (zoom), Dave Cox (zoom), Will Harner, Diane Kuntz (zoom), Chris Hanley, Tricia van Klaveren, Ken Lord (zoom), Edo Brizio (zoom).

5. Reports

- Treasurer’s report (Dan is out-of-town and provided this report prior to the meeting). Mark asked if any of the Board Members had any comments/changes. None were noted.

**Finances**

<b>Year</b>	2021	2022
Accounting Period	1/1/-12/31	1/1 to now
<b>Revenue</b>		
Cash contributions	27,810.00	21,220.00
Bank account interest	1.12	0.77
Highway mailbox key deposits		
Direct payment of expenses by board members	190.99	224.45
<b>Total Revenues</b>	<b>\$28,002.11</b>	<b>\$21,445.22</b>
<b>Expenses</b>		

Tractor services	6,740.00	6430.00
Fill dirt	5,250.00	5250.00
Liability insurance	1,696.60	1928.00
Signs and sign equipment		2,815.14
PO box rental	149.00	182.00
Mailings	81.09	264.99
Website	47.90	
PayPal fees	522.37	363.24
Highway mailbox lock replacement		
Zoom subscription	197.29	149.90
Incorporation fees	1,652.65	
Tax consulting	200.00	250.00
Printing	119.36	
<b>Total Expenses</b>	<b>\$16,656.26</b>	<b>\$17,633.27</b>
<b>Assets</b>		
<b>Ending Checking Account balance</b>	<b>\$19,506.82</b>	<b>\$23,196.05</b>
<no property or other physical assets>		
Number of contributors	107	88
Participation	48%	40%

#### Notes

1. First bid on liability insurance, which was indicated in previous treasurer's report, was the best. It has been paid (\$1,928).
2. Other activity since July report: 1 contribution (\$100), 1 bill paid (annual Zoom subscription for \$149.90).

#### - Roads' report (Geary)

Geary reported that we've had very active monsoon season this summer, with quite a few intermittent rainstorms with good precipitation. Biggest storm left about 1 inch of rain. No significant road damage. There have been a few places with some erosion, and Geary is already planning another phase of road repairs, including preventative work. He will put BID package together and send to our roads contractor, Sean Molina. Geary would like a few more storms to pass through the Manor before beginning roadwork. He believes we will be ready within next 3-4 weeks but advises that October has given us significant storms in the past and our winter rains start in Nov. Geary will continue to look for places for more preventative work.

Geary reminded the group that speed limit signs were installed this past spring, with two different sign installation work parties.

#### - At-Large board member reports (Bill, Daniel)

Dan reported prior to the board meeting: Since the July board meeting, Daniel Brenner and I have been discussing and exploring the use of Google Docs for MMNA use. Although we've been concentrating on **access** and **storage**, we've also been discussing the use of Google Docs as a **collaboration** tool, as an alternative to a chain of email and Word document revisions.

So..... I've written a summary and proposal of where we are on the access and storage issues in a Google doc I own. Daniel has **editor** status. I will assign **comment** status to each of you, at which point each of you will get an email with a link to the document. In order to comment, run your cursor along the right edge of the document, and 3 little flag boxes should track your cursor. Pick one of them according to whether you want to comment, react via an emoji, or suggest an edit. In any case, a box will appear for the purpose. Alternatively,

you can select any run of words within the document, and the same 3 flags will appear opposite the highlighted text. As an illustration, towards the end of the doc, you'll see a comment I've made. Also, note how the doc is named.

Dan emailed the board 2022.08.19 MMNA Document Storage Proposals document located at:

[https://docs.google.com/document/d/1QQSc\\_oxWoffUVtYjGqqFy2KRXD8YUNgJVoiVUtB\\_N6w/edit](https://docs.google.com/document/d/1QQSc_oxWoffUVtYjGqqFy2KRXD8YUNgJVoiVUtB_N6w/edit)

Mark discussed MMNA document storage issues. Linda suggested that the board could benefit from tutorial session. Daniel stated that he and Dan have discussed multiple issues and that we need to be careful and protect finance information and the owners' database, with restricted access to just a few board members only. Daniel stated that any documents MMNA creates can be put on Google Drive and that we can set up different administrative rights. Geary asked if Daniel and Dan could create a draft file proposal structure for the board's review. Daniel indicated that it is on their "to-do" list. Mark asked if there were any additional questions for Daniel. None were noted.

## 6. Discussion agenda

- Google Docs. How will access to MMNA storage file be structured?

**TO DO:** Mark asked Daniel and Dan to come up with a draft file proposal structure for board review. **Done✓**

**TO DO:** Mark will add Document Storage through Google Docs to agenda for next board meeting. **Done✓**

- Neighborhood survey results. Do survey results indicate what Manor residents wish to be prioritized in board's strategic plan? SEE RESULTS AT END OF THE MINUTES FOR DETAILED RESULTS.

Geary described the neighborhood survey that was emailed out on August 26, 2022. Feedback from neighbors and hearing what is important to them will inform our strategic plan. Geary stated that we received 57 responses to the survey. See results below. Terry and Geary reviewed the results, though, the screen-sharing tool was not available on zoom so not everyone got to visually see the results.

Overall thoughts from Terry and Geary:

a. When asked, 94.6% of respondents indicated that information emails from MMNA about impacts of rodent baits on wildlife or about non-native plants was helpful.

b. When asked, 54.7% of respondents indicated that MMNA should take positions on issues affecting the neighborhood; while 45.3% indicated that MMNA should just provide information to residents and owners.

Geary indicated that this is good response to this question but Terry indicated that MMNA should be careful about positions we take on. Geary stated that we might be able to use our communication emails to let the neighborhood know about particular positions and whether they wanted MMNA to get involved. Geary reminded the group that Dan is very concerned that we don't want to alienate neighbors/owners who help support the roads, as roads are always going to be our #1 issue.

Chris Hanley asked about OHV rules. Geary described the county ordinance and what is allowed.

c. When asked, a combined 78.6% of respondents indicated that they were very satisfied (23.2%) or satisfied (55.4%) with the level of maintenance of neighborhood roads.

d. When asked, only 9.1% of respondents indicated that they would be interested in joining the MMNA board. 20% said maybe and 70.9% said no.

e. We asked neighbors/owners if they had skills or interests that they'd like to contribute to MMNA, and Geary was pleased with the feedback we received.

f. When asked if they would consider attending a work party to maintain neighborhood roads and signs, 36.4% yes, 40% maybe, and 23.6% no.

Terry summarized that neighbors/owners are satisfied with the roads but few wanted to help with the roads through work parties. Some reasons for their answers could be that they don't live here full-time, they provide financial support, or are not physically capable of the work.

g. When asked if they are currently unsatisfied with the maintenance of neighborhood roads, please describe the types of improvements/maintenance you like to see and which roads are of concern to them.

Geary indicated that MMNA is working hard to be equitable to all parts of the neighborhood. He indicated that we don't maintain Lobo Pass but we do maintain Tortuga.

h. When asked if having periodic neighborhood socials such as potlucks and holiday parties of interest to you? 48.2% yes; 37.5% maybe; 14.3% no.

**TO DO:** We need to have working board meeting where we thoroughly go over survey results and incorporate findings into our strategic plan.

**TO DO:** We need to send survey results out to everyone on our email list.

**TO DO:** We need to create and send out follow-up survey.

**TO DO:** Do we want to make any changes to the survey?

- Strategic Plan. Among other discussion details, given neighborhood survey results, board member and other input, how will strategic plan be worded for Vision and Mission statements, and for goals?

Mark indicated that the strategic plan is just a framework and that goals and objectives are going to need to be developed. Geary indicated we will need action plans, as well. Mark asked where we should be the work? Terry believes we should share the strategic plans and survey results with neighbors/owners. Geary added that we will advise them that the strategic plan will be revised based on the survey results.

**DECISION:** Mark made a motion to accept the language in the strategic plan as it is currently written. Linda as the secretary read back the motion and asked Mark to confirm the motion as stated. Mark confirmed. Terry seconded the motion. No objections were noted. All in attendance were in favor. Strategic Plan was approved.

Geary noted that we may want to make changes to our draft strategic plan based on the survey results.

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7. Board member comments and suggestions/requests for future agenda items.

**TO DO:** Geary suggested that we put together several meeting dates for the rest of the year.

**For next board meeting:**

- Strategic Plan and Survey Results.
- Document Storage on Google Docs
- Mailbox Fee

8. Next meeting date, time and location.

**Tues, Nov 8 @ 4:45pm** (Geary's House)

## 9. Visitor Comments

Will Harner asked about wildlife concerns; and Terry reiterated that MMNA has strong opinions about rodenticide use in our community. She mentioned that there may be several STRs that actively engage in rodenticide use to protect their guest's vehicles from rodent damage. Geary suggested that MMNA may need to send a letter to all STRs in the Manor letting them know about the dangers of rodenticide use.

Terry also suggested that MMNA may want to let neighbors know about where they can purchase native drought-tolerant plants for their gardens.

Chris Hanley mentioned that there is a STR amendment effective June 26, 2022. It addresses in more detail dark skies and noise issues. He indicated that it is slightly more stringent under the transient occupancy STR amendment than the desert region county code. He indicated that the new amendment requires a sound sensor on all STRs to record the sound level, and that there is a "no pets" clause except with a registered license and with pet on leash on STR property at all times. Chris also discussed that sound levels travel in the desert and may not be about the sound limit at his property line but that sounds travels and that the actual code is not sufficient in practice. He suggested the MMNA should look into this new amendment.

Dave Cox lives in the eastern section of the Manor and has several STRs near their house. He is perplexed as to why so many trash pick-up vehicles use his street to only service houses. He is concerned about the wear and tear of the roads. He suggested that we may need to contact Burrtec. He also indicated that at one STR that there are routinely 7 support vehicles to come to clean the home after each group of guests leaves. That is a lot of road wear and tear and do they financially support the roads. Terry indicated that if there are STRs in the area that are not giving support for the roads that MMNA needs to figure out a way to get them to pay their fair share. Geary indicated that we could do a targeted letter to STR owners and management companies.

## 10. Adjourn

meeting adjourned at 6:02pm

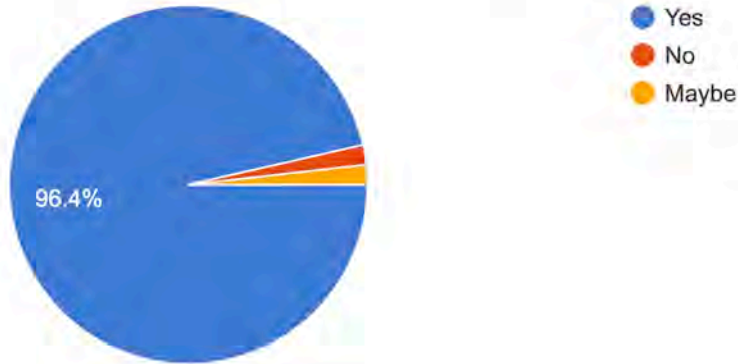
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## RESULTS

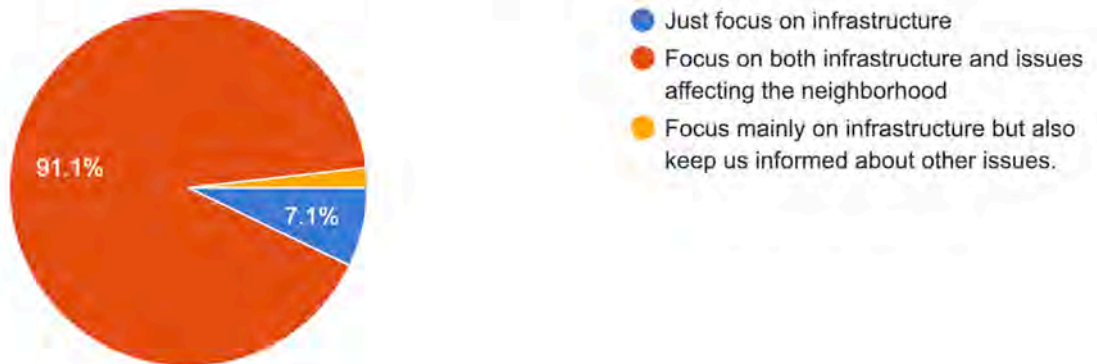
### Monument Manor Neighborhood Poll - Add Your Voice!

The Monument Manor Neighborhood Association would like to know what you as a resident and/or property owner consider to be the most important things for the neighborhood association to focus on (we are in the process of developing a plan for the next 3-5 years and your input will greatly assist us in this effort).

Should the neighborhood association inform property owners and residents about issues which could affect their quality of life and the quality of ... dark night skies, and regulate short-term rentals ?  
56 responses



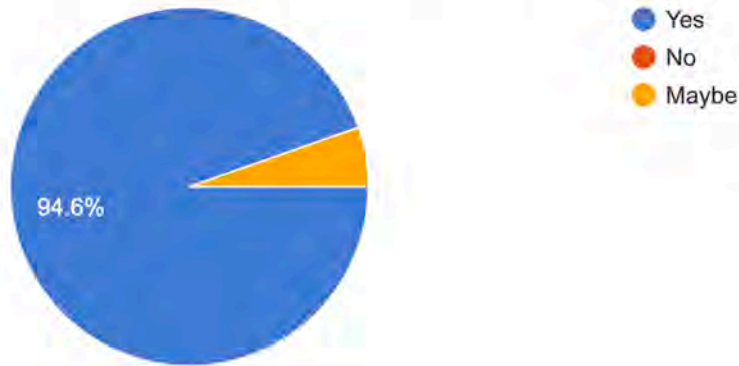
Should the neighborhood association only focus on neighborhood infrastructure such as road repair and providing mail boxes or should it also fo...ark night skies, and traffic on Quail Springs Road?  
56 responses





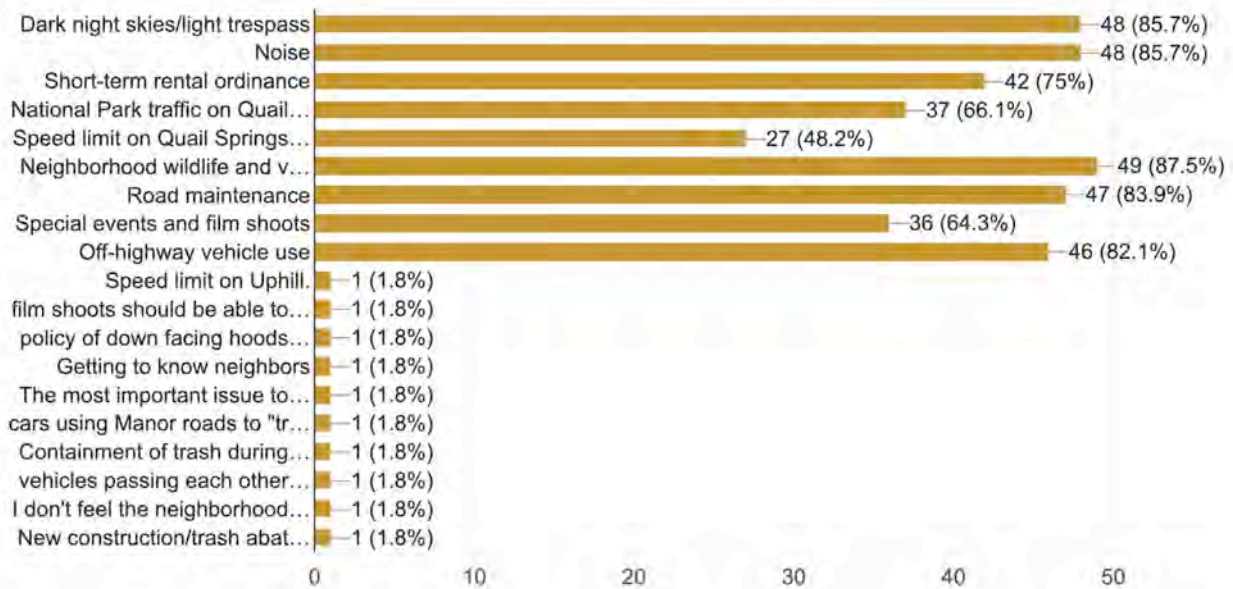
When the neighborhood association sends out informational emails such as the one about the impacts of rodent baits on wildlife or about non-native plants, do you find it helpful?

56 responses



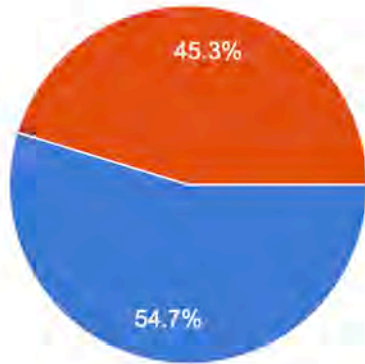
Check all the neighborhood issues that are important to you:

56 responses



Should the neighborhood association take positions on issues affecting the neighborhood or limit its involvement to informing residents about them so they can express their opinion?

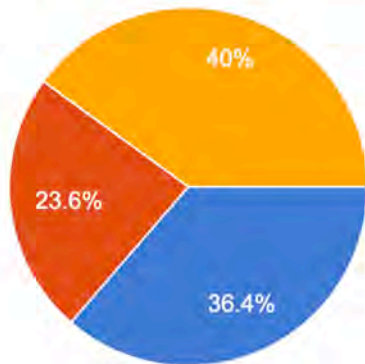
53 responses



- Take positions on behalf of the Neighborhood Association
- Just provide information to residents and owners

Would you consider attending a work party to maintain neighborhood roads and signs?

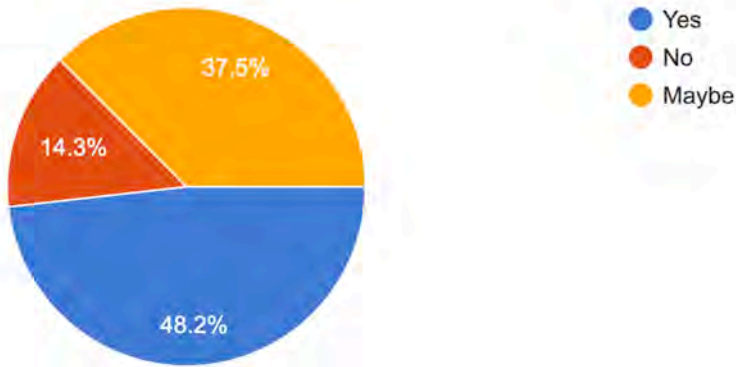
55 responses



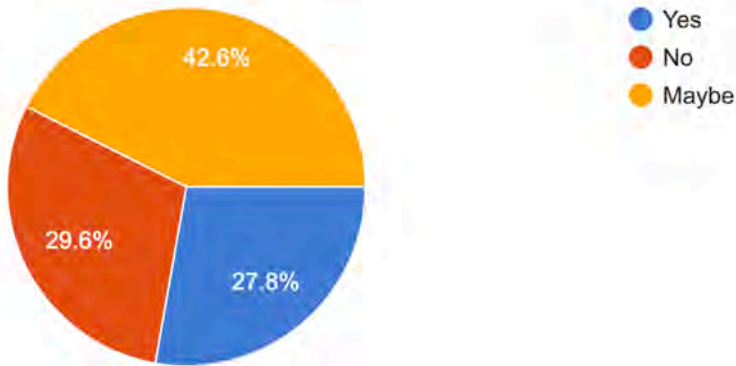
- Yes
- No
- Maybe



Is having periodic neighborhood socials such as potlucks and holiday parties of interest to you?  
56 responses

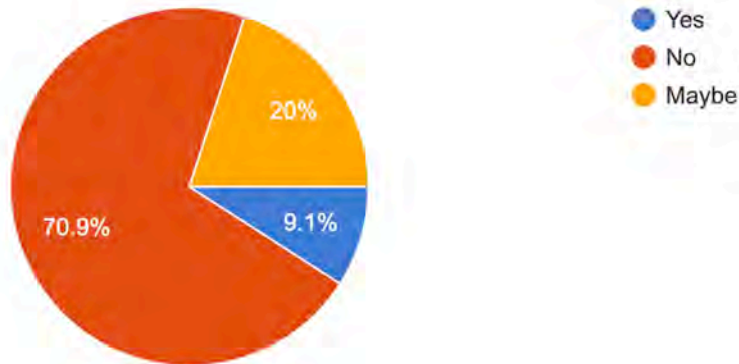


Would you potentially be interested in volunteering to help the neighborhood association?  
54 responses



## Would you potentially be interested in joining the board of directors of the neighborhood association?

55 responses



## Are their skills and interests you have that you'd like to use to contribute to the neighborhood association?

19 responses

- I don't live in JT, just have a vacation home, so I'm not able to contribute. Thank you!
- I appreciate all the efforts of the Neighborhood Assn. Keeping us all in the loop w/ information is always appreciated as well.
- Yes, but health issues have been a priority this past year.
- Rarely in town, but when I am, I would be happy to help with road or construction projects
- I will have to wait to see how my health improves before feeling confident about offering my skills & interests
- Not at this time
- Writing, editing
- Whatever would be helpful...
- N/A

Are their skills and interests you have that you'd like to use to contribute to the neighborhood association?

Continued

- I am a software architect and so can help out with anything technical. I also can contribute to conversations about philosophy and economics. I live here year-round on the west edge of monument manor (where the Airbnb's are creeping in) and contribute insight into what it's like to live near them (suffice to say I'm categorically opposed to people profiting off of our neighborhood)
- Unfortunately, we don't live at our house
- would help with roads, signs, etc.
- Video production & editing.
- N/a
- Accounting
- Anything Construction related + Graphic/Visual materials/signs
- I am still a part time resident, which makes consistent participation difficult.
- I want to use this space to address the issue of the association taking positions. I would like to hear the opinion of the board without it seeming like a position is being taken unless there is unanimity on the board.
- No

If you're currently unsatisfied with the maintenance of neighborhood roads, please describe the types of improvements/maintenance you'd like to see and if you're comfortable, share which road(s) are of concern to you.

- NA
- Not unsatisfied but where Rockhaven meets Quail Springs can use some attention
- We understand how difficult it is to maintain the roads in the Manor. We are happy to continue to contribute for the necessary sandbags, labor, etc., to maintain the roads. Please let neighbors know when and how to contribute for road repair.
- Coyote and Singletree need attention, Desert Shadows where it connects to Quail Springs has a huge pothole
- I think the association is doing all it can considering financial constraints and the vagaries of the weather. I'd prefer to live on paved roads, but I know that's not going to happen here!
- Some road issues like deep potholes have been unattended to for many months.
- I am satisfied overall with the great work the association is doing. I did want to mention that with the increase in overall traffic people are frequently getting stuck or scraping over rocks on Lobo Pass between Single Tree and Turtle. I'm not sure that fixing the road is worthwhile but perhaps blocking that section in front of the Josh Switzer house or putting up warning signs might reduce people getting stuck and further digging up the sand.
- I would like to see more rolling dips
- Maybe we need a bit more attention to the roads on the west end of the manor, especially at the entrance to Rincon Rd (big holes at interface of dirt road and Park Blvd) and on Rincon below Starlight (large crevasse on south side of road) and on Larkspur below Wagon Wheel (crevasse that forms on the west side of Larkspur alongside my land). We also have no real, legible street signs on our side of the manor, though we have speed limit and other signs installed by the association.
- re-order very satisfied should be on top then I might have hit it :-)
- Lower Turtle Road neglected most work done on roads inside the designated MM area