



Monument Manor Neighborhood Association

PO Box 892 • Joshua Tree, CA 92252

www.monumentmanorneighborhood.com

Monument Manor Neighborhood Association

Annual Meeting In-Person and on Zoom

March 18, 2023 from 3-5pm

@ Furstworld, 8528 Desert Shadows

Minutes

DRAFT minutes pending approval at 2024 meeting

Attendance in-person – Bobby Furst, Dan Stork, Linda Doyle, Bob Kaplan, Geary Hund, Terry Stone, Diane Kuntz, Mike Michelin, Bill Gilman, Will Harner, Sally Hirsh, Joe Ingram, Cathy & Stas Vellonakis, Marsha Collins, Bob Fisher, Chris Neely.

Attendance Board Members – Dan Stork, Linda Doyle, Geary Hund, Terry Stone, Bill Gilman

Attendance on Zoom – Steev Beeson, Diane Cox-Thornburgh

Dan Stork indicated due to technical problems, that people will need to walk over to Dan’s computer when they are speaking so that zoom participants can hear adequately.

1. Welcome and Introductions – Terry Stone (MMNA Vice President)

Terry called meeting to order and welcomed everyone. She introduced the Board Members and our special guest, Glen Harris (representative for County Supervisor Dawn Rowe). Terry thanked our outgoing president Mark Wheeler for his service to the community.

2. Approval of Minutes 2021 Annual Meeting – Terry Stone

Terry asked if there were any questions/changes for 2022 draft minutes. None were stated. **Bobby Furst** made motion to approve 2022 annual meeting minutes. Motion was seconded by **Steev Beeson**. All in favor and motion passes. No objections.

To do: Linda Doyle will post approved 2022 minutes on MMNA website. **✓ Done**

3. Special Guest Speaker, County Field Representative Glen Harris – Terry Stone

Glen Harris (representing San Bernardino County Supervisor Dawn Rose) joined us today. Glen has lived in Friendly Hills for the last seven years. He is involved in the arts and music in Joshua Tree. Sup. Dawn Rowe appointed Glen Harris as Joshua Tree representative for MAC (Morongo Basin Municipal Advisory Council). Historically, MAC has nine County-appointed delegates represent nine unincorporated communities of Morongo Basin, advising Third District Supervisor Dawn Rowe: including Copper Mountain Mesa, Desert Heights, Flamingo Heights, Joshua Tree, Landers, Morongo Valley, Pioneertown, Wonder Valley, and Yucca Mesa. As of November 2021, the MAC has been dissolved, and has not been reconstituted. At that time Sup. Dawn Rose appointed Glen Harris as community liaison to Joshua Tree. He has held this position for 1½ years. Glen stated that Sup. Dawn Rose apologizes for not being able to attend the meeting today due to scheduling conflicts subsequent to recent storm affecting much of the County. Glen indicated that he works with several local nonprofits and is on the board of directors for several of them. He reminded the group that San Bernardino County is very large in size and his position will help focus attention on unincorporated areas like Joshua Tree that has not always had a voice in the county.

Marsha Collins asked Glen about his position. He indicated that he receives a stipend and is not full-time with flexible work hours. Glen reiterated that we should consider him our “go-to person” for concerns with the County. He understands that navigating the County system is daunting. He can help people find their voice. Glen gave a general overview and asked that we not discuss specific issues right now. Glen has concerns that some voices in the community may be lost because of how large the County is in size. He is here to bring us information. He distributed several handouts: [Outdoor Lighting Regulations](#), [Special District Formation Procedures \(to create a special road district\)](#), [SeeClickFix](#), [EZOP Temporary Special Event Permit Information Sheet](#), [Public Easements](#). Terry added that creating a Special District to create a county road district in Monument Manor is a serious consideration. One that should be addressed in Monument Manor to better learn about the positive and negatives outcomes.

Glen reminded the group that Code Enforcement is reactive and they take most of their actions from filed complaints. Even though you must add your name to the complaint, once it is filed your name is removed and it is then anonymous.

Geary Hund said that a road district could be good, if local residents retained some say in its operation. Dan Stork said that MMNA has a 60-year record of maintaining its own roads, that the County procedure for establishing a special district is difficult; and that the County’s record in supporting road districts locally is not good.

Glen spoke about **Morongo Basin holding monthly open houses. The next one is Wed, March 29, 2023 from 4:30-6pm at the Joshua Tree Community Center**, 6171 Sunburst St, Joshua Tree. Supervisor Rowe and representatives from Special Districts will be available to answer your questions and address your concerns. He handed out a flyer for the meeting.

Glen left his business contact with his contact information.
 Glen Harris, Field Representative for Supervisor Dawn Rowe (Third District)
 Email: Glen.Harris@bos.sbcounty.gov
 Phone: 760-366-1488 (he tries to return all phone calls within 48 hours)

Steev Beeson asked about the current code enforcement complaint lodged against Furstworld. Terry briefly addressed the complaint without any details and said that **Bobby Furst** is working with the County. No events will be held here until issue resolved.

Sally Hirsh asked about Sacred Sands (wedding venue) in Monument Manor. Terry reminded the group that MMNA does not resolve, negotiate neighborhood issues. She suggested that the issue be brought up with Glen Harris’ office. Dan Stork informed Sally Hirsh that Sacred Sands is not in Monument Manor Neighborhood Association boundaries.

With no additional questions/comments, Terry thanked Glen for coming to our meeting.

4. Treasurer’s Report – Dan Stork

Due to technical difficulties with the venue today, Dan cannot display the Treasurer’s Report. It is shown below.

Finances

Year	2022	2023
Accounting period	1/1-12/31	1/1 – 3/16
Revenue		
Cash Contributions	21,420.00	8,360.00
Bank account interest	1.16	0.19
Highway mailbox key deposits		
Direct payment of expenses by board members	224.45	60.90
Total Revenues	\$21,645.61	\$8421.09
Expenses		
Tractor services	6430.00	
Monument Manor Neighborhood Association	2 5250.00	March 18, 2023 Hybrid Annual Meeting

Liability insurance	1928.00	
Signs and sign equipment	2,815.14	
PO box rental	182.00	194.00
Mailings	444.24	123.54
Website		
PayPal fees	377.67	53.21
Highway mailbox lock replacement		
Zoom subscription	149.90	
Incorporation fees ^{See Incorporation Note 4}	-951.53	
Tax consulting and return preparation	250.00	225.00
Printing		
Total Expenses	\$16,875.42	\$595.75
Ending Checking Account balance	\$24,276.91	\$31,602.45
Number of contributors	89	52
Participation	41%	24%

Finances Notes

1. Context: There are 263 non-governmental parcels in Monument Manor, with 216 owners. There are less than 60 full-time residents, and approximately 40 properties used as short-term rentals. There are about 8 miles of roads maintained by MMNA.
2. Cost of pending road maintenance is not shown, but is estimated at \$12 thousand.
3. Bills for liability insurance, Zoom subscription, and website fees come due later this year, and are expected to be about the same as last year.
4. “Cash contributions” include projected receipts for the year from owners who have elected automatic monthly payments, while the current checking balance reflects only money received to date. That’s why the 2022 end of year balance + 2023 revenues – 2023 expenses slightly exceeds current checking account balance.
5. Checking account balance reflects \$10,000 paid to MMNA by a TV production company through a property owner whose property was used for a shoot in January, 2022. Neither revenue nor expenses reflects approximately \$9,000 additional paid directly by the production company to a contractor for road repairs made subsequent to the shoot.

Incorporation status – Dan Stork

1. Application to the IRS for 501(c)4 status was denied. Reason given: Our roads are open to public use.
2. Federal tax returns have been filed for 2021 and 2022, as a non-tax exempt homeowners’ association. There was no Federal tax liability in either year, and no future tax bill is anticipated for future years.
3. Application to the California Franchise Tax Board (FTB) for nonprofit exemption was initially denied. However, when the basis for exemption was changed from “social organization” to “rural road maintenance organization”, it was granted. In order to maintain this status, at least 60% of revenues must come from property owners and residents, and at least 90% of expenses must be road-related.
4. State returns have been filed for 2021 and 2022.
5. A fee assessed by the IRS in 2021 for alleged late filing of a form was appealed in that year. The IRS returned the penalty, with interest, in 2022.
6. Contributions to the Association are NOT tax-deductible. Consult your tax adviser.
7. The biennial California Statement of Information will be filed shortly.

There was some discussion in the group about the boundaries for Monument Manor Neighborhood Association. Dan Stork described the boundaries as north of Quail Springs Rd, between Rincon Rd and the Park boundary. Properties fronting the north side of Quail Springs Rd have typically not participated in the

support of MMNA, because access to their properties does not involve the dirt roads maintained by the Association. Because our work focuses on dirt roads, MMNA does not have control over the asphalt road (Quail Springs). Geary Hund noted that the boundaries of MMNA can be viewed in a map at www.monumentmanorneighborhood.com.

4. Road and Sign Report – Geary Hund

Geary stated that despite having exceeded our average annual rainfall for the year in nine months, our roads have held up relatively well. No emergency storm repairs have been required this past year. He indicated, though, that the cumulative effect of all the rain has created some gullies and potholes and deposited sand in a few places. Geary has developed a scope of work and plans to be do comprehensive maintenance of all the roads in the very near term. He will doing a job walk with Sean Molina, our primary contractor, next week.

Last year (2022) we installed and/or replaced speed limit signs throughout the Manor. In order not to clutter up the neighborhood with signs, we largely installed them at the beginning and end of each road.

Geary stated that we may have noticed recent repairs of washouts and potholes at the intersection of Manor roads with Quail Springs Rd. **Dan Stork** brought to our attention a new program with the county called *SeeClickFix*, that enables residents to contact San Bernardino County about needed road repairs and other issues. **Dan Stork, Linda Doyle and Daniel Brenner** then reported ruts at the intersection of Rincon-Turtle/Quail Springs, Desert Shadows/Quail Springs, Uphill/Quail Springs and Rockhaven/Quail Springs. The County’s response was quick and repairs were made. These repairs saved MMNA significant amount of money since we didn’t have to make the repairs.

Geary indicated that 48% of the property owners in the Manor make a donation to maintain the roads. He put a call out to those at the meeting that we need to improve the donation participation rate. **Bobby Furst** asked what percentage of property owners don’t live here full-time. Dan indicated that we have 50 owners who say they are part-time owners. We have about 60 full-time owners, and about 100 owners aren’t connected to the neighborhood at all and don’t respond to our emails and letters. Terry stated that we need to figure out how to better reach out to these 100 owners.

Steev Beeson suggested that we should send out reminders to people who haven’t sent in their contributions. Maybe people just can’t remember the last time they donated. Dan reminded the group that we send out a notice in February every year (via email and USPS mail), then around May/June we follow-up with another notice to those that have not donated. We have also sent out supplemental appeals to send in donations.

Lastly, Geary discussed that **Will Harner** continues to drag our roads after a rainstorm. This smoothes out washboard and ruts in the road. Thank you Will!

5. Strategic Plan – Neighborhood Survey – Geary Hund

Geary reminded the group that MMNA’s primary purpose is roads. However, over time we have seen that there are additional issues of interest to neighbors. So, we created and sent out a Neighborhood Survey.

Terry discussed the Neighborhood Survey and indicated that the results are helping to inform MMNA about where we should put our efforts in the future. Geary indicated that neighbors are concerned about more than just roads. For example, residents told us that they are concerned about the plants and wildlife in the neighborhood. Geary stated that the MMNA Board has talked about putting together a Membership Packet. The group heard that if we have enough participating we might be able to do other things that would benefit the neighborhood. With more involvement we could create specific committees to achieve some of our goals. Terry indicated that residents told us in the Neighborhood Survey that they are interested in social events, like a neighborhood party. The group felt that this could increase participation in the MMNA.

6. Community Members Introductions – Terry Stone asked everyone in attendance to introduce themselves.

7. Election of Officers 2023-2024

Terry read a statement by Daniel Brenner for why he is seeking a term as VP. Terry then talked about why she is seeking a

term as President. She thanked Dan, Linda and Geary for their continued work on MMNA for the years. The group applauded their efforts. Dan asked if there was anyone else seeking a term as an elected board member. No one commented.

- President: Terry Stone
- Vice president: Daniel Brenner
- Treasurer: Dan Stork
- Secretary: Linda Doyle
- Roads chair: Geary Hund

Bobby Furst motioned for the above individuals to be elected for one year term starting 2023, ending 2024. Marsha Collins seconded the motion. All in favor. No one opposed. The above were elected for 2023-2024.

TO DO: Daniel Brenner needs to be added to MMNA bank accounts with signing authority.

8. Comments/Announcements – None were made.

9. Acknowledgment of Passing – Terry Stone

We honored the memory of those neighbors we lost this past year. We lost **Diana Littlefeather** (Nov 2022) and **Dorothy Totten** (July 2022).

10 Adjourn: 4:22pm

Terry called the meeting to a close and thanked everyone for coming. Terry also thanked Bobby Furst for hosting the MMNA Annual Meeting.

Linda Doyle
MMNA Secretary