

cc: Allen
+
Blake

MINUTES OF BEVERLYWOOD WEST RECREATION BOARD MEETING

Monday, April 21, 1975

ATTENDANCE:

Rick Hamilton, President
Wayne Baumgartner, Vice President
Jill Ganger, Treasurer
Risela Stasney, Secretary
Virginia Mitchell
Tom Rondell
Ernie Fybel
Mike Meczka, President - Phase I
Al Greenburg, President - Phase II

Mr. Blake Heinemann, CAC

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CAC

The meeting was called to order at 7:40 P.M.

Mr. Blake Heinemann reported that Marina Radio & T. V. are presently working on building the cabinet for Beverlywood West Antenna System. He stated that their main objective is to provide the residents with a better television audio reception.

He also informed us that a letter will be sent by Marina Radio & T.V. to all residents of Beverlywood West Recreation Club as follows:

Dear Friends:

We are the new authorized electronics company that will service your antenna system.

We are now in the process of renovating the present existing system. Taking over an existing system presents many problems. The first problem that we have is that we have to work with the existing signal that the area will receive. The master antenna is located on the high tower surrounding the property. It is only capable of picking up the existing sound and picture transmitted by our local stations. We are going to endeavor to strengthen this signal and bring it to each building with as much power and balance as possible.

The first thing that we had to do was to make a new container for the master unit for both security and accessibility. This is being accomplished by a new marine-wooden cabinet, relocated on the tower. Inside this cabinet we have constructed a specially ventilated, water-proofed steel cabinet. Both of these boxes will be locked to keep them from being tampered with by amateurs or unauthorized personnel. We then have to transfer all of the devices and replace the defective merchandise and balance the system. Upon the completion of the tower, we will then proceed to make a building to building test and balance each individual amplifier for the best possible results.

The only time the picture will be stopped will be when we have to transfer the devices and the power. It should not exceed 48 hours and we will do the transfer during the week. You will be notified a few days in advance so that you will not be unaware of why you are not receiving a signal. There is an outside chance that the shut-off would only be for one day, as we are pre-fabricating to the best of our ability.

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Upon completion of the tower, we will send a notice after the buildings are checked and adjusted. We will enclose an instruction form to tell you how to properly hook up your television and what kind of reception you are receiving. We will also explain how to reach us for service and what we are responsible for. We will be pleased to answer any questions that you have and will be available to do so. Our only wish is to please you and your patience and understanding is greatly appreciated. Thank you very much for the opportunity of serving you.

MARINA ELECTRONIC SYSTEMS
12926 Venice Boulevard
Los Angeles, California 90066
Exmont 7-2134

Mr. Blake Heinemann close the subject on Marina Radio & T. V. by stating that the transfer will take place about April 29, 1975.

Virginia Mitchell thank the recreation board for supporting The Beverlywood West Easter Egg Hunt. The board's contribution for the event was \$12.00.

Mr. Rick Hamilton received a letter from a resident mother requesting the use of The Beverlywood West Party Room on a regular basis with the purpose of several mothers getting together with their small children to play and have refreshment. It was the consensus of the board that the group should meet in the card room of the Recreation Building instead of holding the meetings at the Party Room due to the fact that we have a \$25 cleaning fee deposit as a requirement to use this facility. Rick stated that he will inform the resident mother of the board's decision.

Mr. Rick Hamilton requested that we should place a coupon on the next Beverlywood West Newsletter stating that residents who do not have a copy of the CC&R'S can write their name, building and unit number, so that they may take them by 20-B to be placed in Risela Stasney's mailbox.

Mr. Rick Hamilton also got a mother's request to inquire into the possibility of obtaining special infant-swing equipment for the Tot-Lot. Virginia Mitchell stated that this equipment could be easily purchased at different stores and that it should be the resident's responsibility to purchase this kind of equipment.

Mr. Hamilton brought up the subject on "Earthquake Insurance." He read a letter from Sears Insurance Department in which they quoted a premium of \$327 a year to cover the Recreation Building and both pools. They offered a \$50,000 policy with a 5% deductible for loss. It was decided by the board to inquire with pool companies to find out more facts, so the issue was deferred until the Board's next monthly meeting.

Mr. Hamilton discussed the present insurance coverage that we have with State Farm which consists of \$31,000 burglary coverage. If there is a burglary the burden is on us to prove forced entry. He also brought up the fact that theft coverage is expensive because in order to obtain a \$10,000 policy, we would have to pay a yearly premium of \$565.

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Rick is very pleased with the guard's reports--Example: The sign on Bldg. 14 is falling off. So Rick is taking some action by xeroxing copies of such events and mailing them to the phase presidents for follow up. He also sent a letter to the phase board presidents to inform them of the fact that the guard is now changing all the light bulbs for us for which he is charging \$12.00 a month including labor and cost. He sent the letter for the express purpose of not having duplications on light bulb charges by maintenance. Ernest Fybel volunteered to call all the phase presidents so that they in turn can bring all the light bulbs available to be placed in a central location.

It was the board's opinion that the guard should be given \$5.00 for petty cash to be used for his constant telephone use since he has to use they pay phone at the recreation building. Mr. Hamilton requested that such number be published in the newsletter so that residents may have it when needed. This phone number is: 836-9840. Residents should be encouraged in the newsletter to call the guard at the above number if they see anything suspicious happening on the premises.

The guard wanted to know the recreation board policy of whether he ought to lock up the premises when he leaves because in one instance there were some residents still playing pool before he left. The board decided to change the tumblers instead of the locks in the recreation building. There will be some restricted areas in which this will not be performed. These areas will require the use of a master key.

Another item for the newsletter was regarding the proper use of the pools. So it was brought up that if residents see anyone in the pool or premises that do not belong here, the following steps should be taken: a) challenge individuals for proof of identification or call police if they are trespassing. b) Secondly, residents can call a board member's number at home, so all these number should be published.

Mr. Blake Heinemann was asked to follow up on getting estimates on resident giant identification tags.

Virginia Mitchell, Jill Ganger and Ernest Fybel were appointed as a committee to follow up in order to contact anyone interested in establishing a structure of rules, regulations and fines. It was suggested that they announce a place and time and if residents do not show interest, they in turn, will set up the structure.

Rick brought up another item for the newsletter which is rule #6 on the CC&R'S: "Skate boards being used on condominium property are subject to confiscation."

Rick will send a letter of concern to the City Council concerning the stop light situation mentioning the fact that we have had several automobile accidents. He will also mention that there will be a new shopping center nerby.

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The guard's copy of duties and responsibilities has been removed from the premises, so CAC was requested to replace it.

There was a committee appointed to update the 1973 Beverlywood West Resident's directory. Members in the committee are: Virginia Mitchell, Ernie Fybel and Risela Stasney.

The fire in Unit 2-A was discussed. Mr. Hamilton stated that State Farm is covering this loss by rebuilding the unit and that in any other negotiable household items, the company will send an insurance adjustor. It was his understanding that the smoke loss in units 2-B and 2-C, will also be covered by the State Farm policy.

It was stated that the Recreation Board is administering the insurance policy. Rick requested that Blake find out exactly who is a public insurance adjustor and his specific service rendered to the public.

We need a lock as well as timer on the Jacuzzi control box.

The problem of illegal parking was brought up. It was decided to quote the following statement in the newsletter: "No unattended vehicles shall be parked in the alley ways or red curved areas at any time! Violators will be ticketed by the Culver City Police Department."

For Newsletter: Rick Hamilton has some keys which were found in the condominium complex, "if you lost them," call him at 837-2333.

Pool: Reported tile loose on lower pool. Blake was asked to get an estimate for replacement.

Wayne Baumgartner made a motion that he be authorized to spend up to \$35 to obtain a tennis pitch back 8 Ft. wide x 6 Ft. long. Virginia Mitchell seconded the motion. The motion carried and Wayne will buy the tennis pitch back board and will submit a statement.

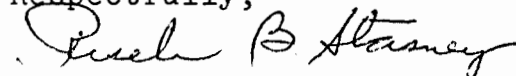
Notices of Board Meetings: From now on, our secretary, Risela Stasney, will send advance notices of upcoming board meetings. Our next board meeting will be Wed. May 21st at 7:30 P.M. at the recreation room.

Blake will send a financial report to all board members.

Risela Stasney, Secretary, paid \$1.20 out of petty cash to Wayne Baumgartner for two master keys that he had to make.

Reminder for newsletter: No breakable glass items on the pool.

Respectfully,



Risela B. Stasney, Secretary
Beverlywood West Recreation Board