

Montecito Terrace HOA Board Meeting Summary

Date: December 29, 2025

Time: 7:00 p.m. – 9:30 p.m.

Location: 500/502 S. Garfield Ave. (Driveway)

Attendees

Present:

- Andy Chiu
- Michael Quach

Guests:

- Dong Gu
- Husband of Dong Gu
- Joseph Ku
- David Sum
- Dee (husband of Ellen Zee)
- Ellen Zee
- James Lee

Call to Order

The meeting was called to order by Andy Chiu at 7:00 p.m.

Officer Appointments for Fiscal Year 2026

The Board confirmed that **Andy Chiu** will continue to serve as President and **Michael Quach** will continue to serve as Vice President for Fiscal Year 2026

Treasurer's Report

President Andy Chiu presented the financial report, which included year-to-date expenses and proposed budgets for 2026. The proposed budgets exclude any planned special assessments.

Committee Reports

The Board voted to maintain the current monthly HOA dues at **\$230**. Any special assessments will be calculated and evaluated later this year.

Old Business

- The transition to self-management has been successful.
 - The Association currently has a positive cash flow with approximately **\$11,700 in reserves**.
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New Business

Compliance with SB 326 (Balcony Safety)

- The City of Monterey Park was consulted regarding balcony compliance. The City advised that enforcement occurs primarily upon receipt of a complaint; however, the Association must comply with all permit requirements for balcony repairs and compliance.
- The Association is actively seeking a qualified inspector who can both inspect and repair the balconies to ensure SB 326 compliance.
- As the Association is now self-managed, homeowners will assist in identifying qualified contractors.
- In the interim, the balconies have been designated **unsafe** and are **prohibited from use** until inspections are completed.

Homeowner Concerns – James Lee

James Lee expressed concerns after a potential buyer withdrew from purchasing his home. During escrow, the inspector identified the following issues:

- Porch area lacks safety rails, posing a fall hazard
- Uneven stairs heights
- Interior leaks during rainfall
- Foundation leaks during rainfall
- Request for a foundation inspection report

After review, the Association determined the following actions:

1. **Safety Rails:**

Rails will be added to the stairs and porch area to improve safety.

2. **Uneven Stairs:**

The uneven stair heights are original to the building constructed in 1979. The stairs are grandfathered under the building codes in effect at the time of construction, with no subsequent permit modification. Current codes will be followed if the Association elects to rebuild the stair foundation in the future.

3. **Leaks and Foundation Issues:**

Interior and foundation leaks during rainfall will be investigated by the Association's designated contractors for further evaluation and assessment.

4. **Foundation Inspection Evaluation**

The Association evaluated the request for a foundation inspection. Based on its review, the Board believes that the crack lines identified by the home inspector may have resulted from rainwater intrusion, causing uneven drywall weight distribution. The Association will re-evaluate the need for a formal foundation inspection after the rain leakage issues are addressed and any related interior drywall cracking is resolved.

HOA Dues and Special Assessment

- There will be **no change** to the monthly HOA dues at this time.
- A **special assessment** will be evaluated to address the above repair items once contractor estimates are received. Any assessment will be collected individually from owners upon finalization.

Adjournment

The meeting was adjourned at **8:30 p.m.**

Next Meeting

The date of the next Board meeting will be posted when available.