Karen Hayes, Secretary
1127 Tenth St Association
1127 Tenth St, Santa Monica CA 90403
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MINUTES OF HOA ANNUAL MEETING HELD November 22, 2025
Present:
Karen Hayes 101
Jim Hayes 101
Julie Rice 102
Sophia Charan 104
Jacob Wasserman 104
Fletcher Allen 202
David Nakabayashi 203
Stephanie Bernstein 204
Leigh-Ellen Louis 301
Aileen Ng 303

There were no elections – Fletcher Allen, David Nakabayashi and Karen Hayes will continue on the Association Board of Directors.

Financial statement and budget for next year were presented by David. We will have a 15% increase in our regular HOA dues to cover the increase in expenses for 2026. The new dues will start in January of 2026.

Major projects completed in 2025
Raise rear staircase by alley for security purposes. Added 3 ft. of top crossbar between the right railing and the stucco. Add 5 ft. of top crossbar above the gate.

The elevator needed repairs based on regular inspection – installed new elevator travel cable - was damaged due to age and moisture

Projects scheduled for 2026 – no special assessments required:
Additional work required for the elevator – install new infra-red entrance detector system. – this will allow the doors to automatically open without physical contact.

Inspection of the shingles on shingle roof section at the front of the build and inspection of this section from the inside for termite damage

Get quotes for repairs on 103,104 balconies leaking into basement

Project schedules for 2027
Replace shingles on shingle roof sections at the front of the building –

Future projects
Ongoing elevator maintenance

Building stucco finish should be inspected and depending on the contractor recommendations for refinishing, be scheduled for future funding

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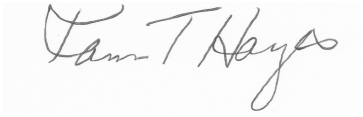
Developing condo "Rules & Regulations" –
Aileen, Leigh-Ellen and Julie volunteered to help the HOA Board to create our "Operating Rules". These are defined as any rule or regulation that applies to the management and operation of condo including the HOA fine policies. This document is a supplement to the CCR's.

Meeting adjourned

Submitted by:



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