

**HIDDEN HILLS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
CORRECTED MEETING MINUTES**

**November 20, 2018**

The regular meeting of the Board of Directors was held at the Community Center, 24549 Long Valley Road, at 7:45 p.m.

**CALL TO ORDER AND ROLL CALL**

The meeting was called to order by President John McGinnis. Also present were Mitch Jacobs, Debbie Seror, Joe Loggia, Alex Werner and David Zebrack. Deb Spellman was absent.

**APPROVAL OF MINUTES**

Alex Werner made a motion to approve the minutes of the October 16, 2018 meeting as submitted. David Zebrack seconded the motion, all in favor, motion carried.

**ANNOUNCEMENTS / OPEN DISCUSSION**

1. Dust from Grading Project. Kate Perris voiced concern over a major excavation project on Long Valley Road, as the dust has been terrible. She believes it is a health concern. Ron Heston said there shouldn't be dust from that property, but dust control is a City ordinance.
2. Invite for Community Reception. Kate Perris said she felt the invitation that went out for the community reception was in poor taste.
3. Neighborhood Watch. Camille Treacy said the Neighborhood Watch is still very active and she urged people to create groups in their neighborhoods and to sign up for CERT training.
4. Animal Autopsies. Jennifer Zuiker said there have been a number of animals – coyotes, birds of prey – found dead in the community. She suggested the Association have necropsies conducted and collect data about what they are dying from so that action can be taken if necessary.
5. Post-Fire Mudslides. Joe Rosen, 25187 Jim Bridger, said he backs up to the area owned by Mountain View/Ahmanson. He's concerned about mudslides following the fires. He will contact the Mountain View board President.
6. Community Reception. John McGinnis announced that the Association is hosting a

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reception on November 28 to give thanks for the community. It will be a wine & cheese get-together where residents can share experiences, thank the people who were here and took care of the community during the fires. It is not going to be a town hall meeting, which will be held separately in conjunction with the City in the near future.

7. Update on Master Planner. Joe Loggia gave an update on the master planner. The community feedback indicated residents would prefer starting with a survey and a less formalized process. He has enlisted the assistance of residents Keith Christian and Donna Cooper to begin working on the survey.

### **COMMITTEE REPORTS**

#### **1. GATE OPERATIONS COMMITTEE - Jeffrey Korchek, Chair**

Jeff Korchek complimented Covered 6 and City Manager Kerry Kallman for providing great support during the recent fires.

The Committee welcomed Bob Payne, its new member.

- a. Approval for Intercoms and Motion Sensor Lights for Pedestrian Gates. Jeffrey Korchek said the Committee has been discussing this for some time. They have a bid and would like Board approval. It's from the same vendor who configured the gate camera system. Debbie Seror made a motion to approve the proposal from Semaphoric for \$13,599 to install intercoms, cameras and motion sensor lights at all three pedestrian gates. David Zebrack seconded the motion, all in favor, motion carried.
- b. Approval of Final Change to PSO Rule. The final revision to the PSO Rule, permitting PSOs to walk in the community with their clients, was posted in the Round Up. No comments were received. Joe Loggia made a motion to approve the change to the PSO Rule. Mitch Jacobs seconded the motion, all in favor, motion carried.

#### **2. LANDSCAPE COMMITTEE - Melissa Wallace, Chair**

Melissa Wallace was not present to give a report.

#### **3. ROADS COMMITTEE - Rick Morris, Chair**

Rick Morris was not present to give a report.

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### **4. EQUESTRIAN SERVICES COMMITTEE - Eric Toeg, Chair**

Eric Toeg was not present to give a report.

### **5. THEATER COMMITTEE - Nathalie Blossom, Chair**

- a. Approval of Valentine's Musicale Budget. David Stanley submitted a budget of \$15,000.00 for the 2019 Valentine's Musicale. Alex Werner made a motion to approve the budget. Debbie Seror seconded. All in favor, motion carried.

### **6. PARKS & RECREATION COMMITTEE - Deb Spellman, Chair**

- a. Approval of Winter Social Budget Shannon Moore reported that the annual budget included \$14,000.00 for the Winter Social. The Committee is requesting \$11,705.00 for the actual party. Joe Loggia requested some format changes for budgets presented to the Board in the future. Alex Werner would like to change caterers. He then made a motion to approve the Winter Social budget for \$11,705.00. Joe Loggia seconded the motion, all in favor, motion carried.
- b. Approval of Budget for Community Reception. Alex Werner made a motion to approve the unbudgeted expenditure of \$3,764.00 for next Wednesday's wine & cheese reception, which will be a "thank you" to everyone who participated in fighting fires and protecting the community. Debbie Seror seconded the motion, all in favor, motion carried.
- c. Approval of Budget for Valentine's Musicale Reception. Alex Werner made a motion to approve the budget of \$6,000.24 for the Valentine's Musicale reception. Debbie Seror seconded the motion. All in favor, motion carried.

### **7. ARCHITECTURAL COMMITTEE - Ron Heston, Consultant**

- a. Approval of Lot Tie for Dixon Trail Lots. Ron Heston reported that the owners could not be present tonight and would like to table the issue. The ESC is requesting a trail be constructed on the lots, but the topography is problematic. David Zebrack suggested an ad hoc committee be formed to look into the request. He and Alex Werner volunteered to be the Board representatives. Keith Christian will be ESC's rep.

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### **8. REPORT ON CITY COUNCIL MEETING - Deb Spellman, Liaison**

John McGinnis said the last City meeting was about the fires.

### **DIRECTORS TOPICS**

1. Approval of Wifi Access Point Upgrade. The Board requested additional bids for the replacement/upgrade of the WiFi access points that show unit prices.
2. Approval of Emergency Tree Removal and Pruning. Kyle Johnson, owner of Seed Landcare, and Evin Lambert, the arborist recently hired to evaluate the community trees, were present. Ms. Lambert has evaluated 1873 trees so far. Several with critical faults were already removed, and she is recommending the removal of 16 more trees as well as remedial pruning of 43. She hasn't been to the arenas or on the trails yet. The proposal from Your Way Tree Service for the removals and pruning and from Mike Zacha to fill in the holes in the parkways created by the removals was \$33,600.00. It will be covered by the Tree Planting & Removal budget.

The Board requested Shannon Moore to get additional bids for the removals and asked Kyle Johnson to fit the pruning in with the regular tree trimming included in the contract.

3. Approve Amendment to Fine Schedule. Shannon Moore reported that the proposed amendments to the Fine Schedule were posted in the Round Up, with no comments being received. Joe Loggia made a motion to approve the adopt the Fine Schedule. Mitch Jacobs seconded the motion, all in favor, motion carried.

### **TREASURER'S REPORT - Joe Loggia, Treasurer**

1. Review of Financial Reports. Joe Loggia reported that as of October 31, 2018 the Association had \$2.3 Million in Operating **Cash Funds**, \$1.195 Million in Reserves, for a total of approximately \$3.5 Million. The Income Statement shows \$3,694,642 in Accounts Receivable because assessments get booked as receivable as soon as the invoices are sent out. Four months into the year, the Association has spent 34% of its expense budget.
2. Approval of Payment Plans. Shannon Moore said there are four requests for payment plans representing 2 owners (one has 3 properties). Payments start in January and finish in September, and include the 10% penalty and 12% interest. Joe Loggia made a motion to approve the payment plans. Debbie Seror seconded the motion, all in favor, motion carried.

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3. Approval of Tax Returns. Joe Loggia reported that the Board needs to approve the State and Federal tax returns. Alex Werner made a motion to approve the 2018 tax returns. David Zebrack seconded, all in favor, motion carried.

### **ITEMS APPROVED OUTSIDE OF A MEETING**

1. Barn Owl Necropsy. John McGinnis said he approved a \$700 expense for a necropsy on a barn owl that died.

### **REPORT ON EXECUTIVE SESSION**

The Board did not meet in Executive Session.

### **ADJOURNMENT**

There being no other business, a motion was made and seconded to adjourn the meeting. All in favor, motion carried. The meeting was adjourned at 9:26 p.m.

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John R McGinnis, President