

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

January 22, 2019

The regular meeting of the Board of Directors was held on Tuesday, January 22, 2019 at the community center, 24549 Long Valley Road, at 7:30 p.m

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:40 p.m. by President John McGinnis. Also present were Deb Spellman, Mitch Jacobs, Debbie Seror, Alex Werner Resnick, David Zebrack and Joe Loggia.

APPROVAL OF MINUTES

Joe Loggia made one correction to the minutes of the November 20, 2018 meeting. Alex Werner made a motion to approve the November 20, 2018 meeting minutes as amended. Deb Spellman seconded the motion, all in favor, motion carried.

ANNOUNCEMENTS

1. John McGinnis reported that the Board met earlier to celebrate Shannon Moore's 25 years of employment with the Association. Several City Council members were in attendance and presented Shannon with a plaque.
2. Yana Ratiner, 25138 Eldorado Meadow, addressed the Board on the recent uptick in crime. She urged the Board to install perimeter cameras as soon as possible.
3. Sarah Key, 248354 Eldorado Meadow, discussed a party held near her house on Christmas Eve. She did not believe such an event should be permitted in Hidden Hills.
4. Ted Waldron, 24865 Long Valley, also complained about the party on Christmas Eve. His issue was the number of vehicles used to prepare for the party and the fact that tractors worked past the permitted construction hours. He also stated that it was a commercial event.
5. Karleen Basch, 24055 Wingfield, requested the Board's assistance in stopping gas-powered leaf blowers. She realizes it's a City ordinance, but would like the Association to enforce it.

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COMMITTEE REPORTS

1. ANNOUNCEMENT ABOUT COMMITTEE MEMBERSHIP

John McGinnis reported that the Board voted to approve Steve Philips and Tom Lewis as new members of the Architectural Committee, replacing Ron Wolfe and Shawn Antin, who termed out. Mike Kotal will stay chair for another year.

John said at next month's meeting the Board will honor the termed out committee members, announce new committee members and conduct a brief New Committee Orientation.

2. GATE OPERATIONS COMMITTEE - Jeffrey Korchek, Chair

- a. Approval to Purchase Separate Radio Frequency. Shannon Moore reported that Covered 6 has requested a radio frequency separate from the City's radios due to the overwhelming amount of traffic on the channels during events. As there were still many questions about the proposal, it was tabled.
- b. Approval to Replace Gate Arm Operators and Order a Spare RFID Reader. Jeffrey Korchek reported that the Gate Committee has determined that the Round Meadow resident gate arm needs to be replaced and recommends all three resident operators be replaced. They would also like to purchase one spare RFID reader to save time in case one goes out. Some masonry modifications will be required in order to fit the new operators. Mitch Jacobs made a motion to approve the purchase of the Round Meadow gate operator, at \$5458 plus tax, plus a spare reader. The total is \$7917.15 plus tax. Approval of the masonry work can be done as an emergency via email if necessary. Debbie Seror seconded. All in favor, motion carried.

3. LANDSCAPE COMMITTEE

Melissa Wallace reported that work on the Spring Valley slope has started. The planting should be done by end of February. She received proposals for the rest of the planting. She will submit their plant palate for the landscaping to the City. If it's approved, then she'll bring it to the Board. John McGinnis asked her to present the plan at the next Board meeting.

4. ROADS COMMITTEE - Rick Morris, Chair

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Rick Morris was not present to give a report.

5. EQUESTRIAN SERVICES COMMITTEE - Eric Toeg, Chair

Eric Toeg was not present to give a report.

6. THEATER COMMITTEE - Nathalie Blossom, Chair

Nathalie Blossom reported that Jaxx is performing Mary Poppins this weekend. The Valentine's Musicales is February 8 & 9, with donations going to California Strong. Gloria's next show will be Shrek.

Nathalie reported that Linda Raznick has submitted a proposal for a production to benefit an animal rescue organization called START. Nathalie wasn't sure what the procedure was for approving this type of show under the new community center rules. Joe Loggia said the rules provide for the Theater Committee to approve theatrical events but if it's a "community event," approval is at the sole discretion of the Board President.

Mitch Jacobs suggested amending the rule to make it clear that fund-raisers are not theatrical events. Shannon Moore will submit modified language at the next meeting.

7. PARKS & RECREATION COMMITTEE - Deb Spellman, Chair

- a. Approval of Magic Show Budget. The budget for the annual Magic Show was in the Board packets. The total expenditure requested is \$6,857.74. Alex Werner made a motion to approve the budget. Jennifer Zuiker, who was present in the audience, objected to the proposal, as it's not been discussed at the committee level. The motion was seconded and the vote was 3-4 opposed. The Board said once the committee reviews and approves of the proposal, it can be voted on via email.

8. ARCHITECTURAL - Ron Heston, Consultant

Ron Heston reported that revenue in December \$37,345.00.

- a. Lot Line Adjustment for Ashley's Walker Road Lot.

Ron Heston reported that Mike Ashley desires to carve a lot out of the remaining vacant land at the end of Walker and Jim Bridger Roads. The new lot will have trails on all sides. There'll be a more permanent perimeter trail between Jim

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Bridger and Walker Roads later, but a temporary one now. The CC&Rs for this tract permit the creation of lots out of the land left over. The ESC reviewed it and approved from a trail perspective. Once approved by the Association, it goes to the City for approval. Mitch Jacobs made a motion to approve the creation of a lot out of the remaining land at the end of Walker and Jim Bridger Roads subject to verifying ESC has approved. Joe Loggia seconded, all in favor, motion carried.

9. REPORT ON CITY COUNCIL MEETING - Deb spellman, Liaison

Deb Spellman reported that at the last meeting the City Council stated that the community received no radiation as a result of Woolsey fire and that it had free sandbags in the City parking lot for anyone needing them.

TREASURER'S REPORT - Joe Loggia, Treasurer

1. **Review of Financial Reports.** Joe Loggia reported that as of December 31, 2018 half way through the fiscal year, the Association has \$5.7 million in operating cash, compared to \$5.67 this time last year. There are \$1,172,776.00 in Reserve funds, compared to \$984,665.00 last year. Included in the packet is the analysis of the last 6 months' expenses.
2. **Approval of New Reserve Study.** After attempting a number of revisions to the existing Reserve Study, Joe Loggia requested approval to conduct a new Study. The goal is to smooth out the expenditures. Three bids were received, with prices ranging from \$4000 to \$7500. Joe requested not-to-exceed approval for \$7,500.00 and said he and David Zebrack would meet with the vendors. Debbie Seror made a motion to authorize Joe Loggia to spend up to \$7,500.00 for a new Reserve Study with an analyst chosen by himself and David Zebrack. David Zebrack seconded the motion, all in favor, motion carried.
3. **Discussion of Assessor's Roll Issue.** Joe Loggia said there have been questions in the community regarding how the assessments are calculated. He explained the process and the language in the CC&Rs, and said he obtained opinions from the Association's attorney, accountants and auditors which confirm the current process is the correct one. Marsha Weidman, 5646 Jed Smith, disagreed, stating that "the most current county assessor's roll," which she said is created on March 1 and delivered by July 1. She urged the Board to use what she viewed as the correct roll, even if that means increasing the assessment rate. Joe Loggia responded that the only way to change how it's being done is to change the CC&Rs.

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3. Review of Delinquent Assessments. The Board was provided with a list of owners whose assessments are delinquent. They agreed to call everyone and send a final letter, and then to send to collection any accounts not paid by January 31.

ITEMS NOT ON THE AGENDA

1. Emergency Approval for Replacement of Pool Heaters. Shannon Moore explained that the pool heaters both went out over the weekend and need to be replaced. She has one bid in the amount of \$7,600.00 and will obtain two more. She requested not-to-exceed approval for \$7,600.00. Joe Loggia so moved. Deb Spellman seconded the motion, all in favor, motion carried.

REPORT ON EXECUTIVE SESSION

John McGinnis reported that the Board met earlier in Executive Session to interview Architectural Committee members.

ADJOURNMENT

There being no other business, Mitch Jacobs made a motion to adjourn. David Zebrack seconded the motion, all in favor, motion carried. The meeting was adjourned at 10:20 p.m.

John R. McGinnis, President

Mitchell A. Jacobs, Secretary