

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

October 15, 2019

The regular meeting of the Board of Directors was held on Tuesday, October 15, 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 7:30 p.m. by President John McGinnis. Also present were Mitch Jacobs, Joe Loggia, Debbie Seror, Alex Werner Resnick and David Zebrack. Deb Spellman was absent.

APPROVAL OF MINUTES

Joe Loggia suggested some corrections to the September 17, 2019 meeting minutes. Alex Werner Resnick made a motion to approve the minutes subject to the suggested corrections. Debbie Seror seconded, all in favor, motion carried.

OPEN DISCUSSION / ANNOUNCEMENTS

1. John McGinnis said the food truck event on Sunday evening was great. David Zebrack asked if the Board has considered adding lighting in the seating area. John said it gets dark at the BBQs as well. He suggested incorporating rented lighting for events held in the evenings during winter, such as the pixie lights used on Halloween night.

COMMITTEE REPORTS

1. PARKS & RECREATION COMMITTEE - Jennifer Zuiker, Chair

- a. Approval of Drag Queen Bingo. The budget for the November 22 Drag Queen Bingo event, based on 100 attendees, is \$1283.00. At \$10 per person enrollment fee, the income is anticipated to be \$1000.00. Alex Werner Resnick made a motion to approve the Drag Queen Bingo budget in the amount of \$1284.00. David Zebrack seconded, all in favor, motion carried.

2. GATE AND PATROL SERVICES COMMITTEE - Jeffrey Korchek, Chair

- a. Approval of Replacement Transponder Readers for Long Valley and Burbank Gates (Reserves)

Shannon Moore reported that the transponder reader at the Round Meadow gate had to be

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replaced as an emergency item last week. The Association had a spare on site so it only took one day. Now the other two readers should be replaced. They are included in the current fiscal year's expenditures in the Reserve Study. Joe Loggia noted that the Round Meadow gate has many issues and he preferred to wait to install the other readers until the new reader at Round Meadow was deemed to be operating properly. Jeffrey Korchek said the breakaway gate arm that was installed at Round Meadow was the cause of most of the problems and the new one is working perfectly. He did say the new reader wouldn't read older transponders, but those can be switched out for new headlamp transponders. Mitch Jacobs made a motion to approve the Reserve expenditure of \$7,540.08 to replace the transponder readers at Long Valley and Burbank gates. The motion was seconded, with Alex Werner Resnick voting no, Joe Loggia abstaining, and Debbie Seror, John McGinnis, Mitch Jacobs and David Zebrack voting yes. Motion carries.

3. THEATER COMMITTEE

Karleen Basch introduced herself as the new co-chair of the committee. Kedra Gottlieb is the other co-chair. Karleen reported that the JAXX production of Mathilda will be performing Nov 15-16, and Palmer Davis is producing Alice and Wonderland. Another theater company will hopefully start in Spring of 2020.

Karleen asked the Board to require background checks on all vendors and their employees. She would like the Association to conduct those. Shannon Moore said the Association's attorney strongly advised against conducting background checks and instead require that vendors conduct them, citing liability issues. Joe Loggia felt liability should be the Association's second concern and the safety of the children should be first, and asked Shannon to ask the attorney to outline a program that would permit the Association to conduct them.

4. EQUESTRIAN SERVICES COMMITTEE - Keith Christian, Chair

Keith Christian reported that the Halloween gymkhana will be held on Sunday. The committee has also been continuing to work on emergency preparedness.

Debbie Seror said a resident has sent her pictures of issues on the trails, which included water running across a trail and palm fronds lying on the trail. Keith said issues on the trails are constant and ongoing: broken sprinklers, wind-related debris, people dumping on the trail, etc. Seed Landcare takes care of them. Mitch Jacobs explained to Debbie Seror that the committee members are responsible to ride their areas and turn in work orders. There was some discussion of how work orders are followed up on, and the Board asked Shannon to find a way to track them electronically.

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5. ARCHITECTURAL COMMITTEE - Ron Heston, Consultant

Ron Heston reported that \$19,849.00 was received last month due to a new home planned for a resident on Lewis & Clark.

- a. Approval of Lot Line Adjustment Between 5505 Hoback Glen and 5550 Bonneville Roads. Ron Heston explained that the lower property on Hoback Glen is a flag lot up a long driveway. It backs up to a lot on Bonneville, which is quite a bit higher in elevation. The owners of the Hoback property built a barn maybe 50-60 years ago and it turns out it's on the property line. Nothing is changing except the lot line, which creates conforming properties. Ron said the owners did the lot line adjustment through escrow, but it was never processed through the Association or City. It has been reviewed by ESC. Alex Werner Resnick made a motion to approve the lot line adjustment between 5505 Hoback Glen and 5530 Bonneville Roads. David Zebrack seconded the motion, all in favor, motion carried.

DIRECTORS TOPICS

1. Consideration of Banning Leaf Blowers on Parkways. The issue with using leaf blowers on the parkways is that they create dust and they erode the d.g. on the parkways. There was some discussion of enforcement. David Zebrack suggested asking Seed Landcare for a price to maintain the parkways.

TREASURER'S REPORT - Joe Loggia, Treasurer

Joe Loggia reported that the Association had \$2.484 Million in the operating account, \$1,076 Million in Reserves, for a total of \$3.560 Million. Last year at this time the total was \$3.9 Million. Joe said the Board packets contained the reports required by law. He has reviewed and all are in line. Mitch made a motion to approve the financial reports as submitted. David Zebrack seconded, all in favor, motion carried.

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 adjourned at 8:45 p.m.

John R. McGinnis, President

Mitchell A. Jacobs, Secretary