

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

March 10, 2020

The rescheduled meeting of the Board of Directors was held on Tuesday, March 10, 2020 at the Community Center, 24549 Long Valley Road, at 6:30 p.m.

CALL TO ORDER AND ROLL CALL

The meeting was called to order by President Mitch Jacobs at 6:30 p.m. Also present were Linda Raznick, John McGinnis, David Zebrack and Alex Werner Resnick. Patrick Finn and Joe Loggia were absent.

APPROVAL OF MINUTES

Alex Werner Resnick made a motion to approve the minutes of the February 18, 2020 meeting as submitted. John McGinnis seconded the motion, all in favor, motion carried.

OPEN DISCUSSION FROM AUDIENCE

1. Shawn Antin, 5251 Twin Oaks Road, addressed the Board about a construction project near him that has sat stagnant since last June. Mitch Jacobs stated that a disciplinary hearing was held in Executive Session, but the results are confidential. He assured Shawn that the Board would diligently follow up.
2. Shawn Antin also discussed several unscreened portable toilets on construction projects. He asked that they be required to be screened per the Architectural Standards.
3. Lilian Darling Holt addressed the Board again on the issue of the new radio system not being available to the CERT members. Mitch Jacobs requested Shannon Moore look into the situation and report back to him.
4. David Zebrack asked that the HHCA create an emergency operations plan.
5. Jennifer Zuiker reported that there's an oak tree hanging over the street outside of the Long Valley gate. It scratches RVs and large vehicles. She was referred to the City to see if it's on their property.

COMMITTEE RPORTS

1. **PARKS & RECREATION COMMITTEE – Jennifer Zuiker, Chair**

- a. Approval of Welcome Party Budget. Jennifer Zuiker requested approval of the remaining Welcome Party items. Linda Raznick made a motion to approve the remaining budget items for the Welcome Party, for a total cost of \$40,000.00. David Zebrack seconded, all in favor, motion carried. The budget is based on 250 participants. If the RSVPs exceed that amount, Jennifer will discuss options with the Board.

Jennifer said the Committee completed its budget for the upcoming fiscal year. The theme for summer BBQs is “Passport to Summer,” highlighting a different country each week. There was some discussion about the movies, which are not well attended. Jennifer was asked to bring it up to the Committee and maybe change movies to once a month.

2. TECHNOLOGY COMMITTEE – Jack Goldman, Chair

Jack Goldman was not present to give a report.

Mitch Jacobs gave an update on Phase II of the perimeter camera project and the remote monitoring at the gate houses.

3. GATE & PATROL SERVICES COMMITTEE – Jeffrey Korchek, Chair

Jeffrey Korchek was not present.

- a. Approval of Replacement of Gate Arm Motors. The Reserve Study included replacing the remaining 8 gate arm motors, and a discount can be secured if purchased now. The total is \$39,567.00 plus freight. The packet only included one bid, from Bradley Access Systems, but comparison pricing was provided from the purchase of Round Meadow gate arm motor last year. Linda made a motion to approve Bradley Access Systems’ proposal for not to exceed \$41,060.00 including freight. Alex Werner Resnick seconded the motion, all in favor, motion carried.

4. ROADS COMMITTEE

- a. Approval of Mike Kotal as Roads Committee Chair. John McGinnis made a motion to approve Mike Kotal as the new Roads Committee chair. Alex Werner Resnick seconded the motion. The Board thanked Rick Morris for his service these many years as the Roads Committee Chair, in addition to his previous service on the Board and Architectural Committee.

5. LANDSCAPE COMMITTEE – Melissa Wallace, Chair

Melissa Wallace was not present.

- a. Approval of New Member, Robert Mahterian. David Zebrack made a motion to approve new member, Robert Mahterian. John McGinnis seconded the motion, all in favor, motion carried.

6. THEATER COMMITTEE – Karleen Bash, Chair

- a. Approval of Magic Show Budget. Alex Werner Resnick made a motion to approve the Magic Show budget of \$6,660.00. Linda Raznick seconded the motion, all in favor, motion carried.

7. EQUESTRIAN SERVICES COMMITTEE - Keith Christian, Chair

Keith Christian was not present.

- a. Approval of Saddle Creek and Lewis & Clark Arena Refresh. The packets contained a detailed memo from Keith requesting approval to repair base and refresh footing at Lewis & Clark and refresh the Saddle Creek dressage arena. Some of the work is scheduled for next year, but Keith is proposing to do it now. There was some discussion about how the damage to Lewis & Clark occurred, why the work is needed and the use of the arena. Given the number of questions and the rainy weather, the matter was tabled until the next meeting when Keith could be present.

Mitch Jacobs asked Ron Heston for an update on the snack shack rebuild. Ron said he's received a budget and is attempting to obtain 3 bids. He needs the engineering plans to be completed before getting firm bids.

8. ARCHITECTURAL COMMITTEE – Ron Heston, Consultant

Ron Heston had nothing to report.

9. REPORT ON CITY COUNCIL MEETING – John McGinnis, Liaison

John McGinnis reported that he discussed with the City the Association's position on the new ADU laws. At the next meeting John will once again request the City split the cost for the Phase II Perimeter Cameras. The City had predicated its assistance on the monitors getting installed, which has been done.

DIRECTORS TOPICS

1. Consideration of Rule Change Regarding Private Security Cameras. John McGinnis and Patrick Finn worked on the language for this proposed rule. John said the current rules do cover cameras under "miscellaneous structures," which includes any poles over 48" in height, but additional language is needed to specify that cameras on poles are considered miscellaneous structures. Language is also

needed to address privacy and other issues. John went through the proposed additions.

Lilian Holt asked that the rule include the requirement that neighbors be notified if residents request approval of cameras. The Board wanted to leave it up to the Architectural Committee and to keep the rule from being too onerous. It was pointed out that the rule includes privacy protection. Mitch Jacobs reminded residents that the Association wants residents to install cameras on their properties, especially in light of the recent burglaries.

Alex Werner Resnick made a motion to send the proposed rule change out to the community for comment, subject to including the attorney's suggested changes. Linda Raznick seconded the motion, all in favor, motion carried.

2. Consideration of Rule Change Regarding Protection of Native Trees. Mitch Jacobs said Keith Christian and Jennifer Zuiker worked on this language, with input from the arborist. John McGinnis made a motion to send the proposed language to the community for input. Linda Raznick seconded the motion, all in favor, motion carried. Mitch Jacobs asked Jennifer to review the existing fine schedule and come back to the Board with recommendations if she does not feel it's adequate as it relates to the removal of native trees.

TREASURER'S REPORT – Joe Loggia, Treasurer

Joe Loggia was not present, but David Zebrack gave the report. There is currently enough money to cover expenses, which were in line with expectations during the month of February. There will be a detailed update on the budget at the end of Q3. The delinquent owners who are on payment plans are all current; one delinquency sent to collection is in bankruptcy so could not be sent to foreclosure. Three other accounts have been sent to collection. Linda Raznick made a motion to approve the Treasurer's Report. John McGinnis seconded the motion, all in favor, motion carried.

REPORT ON EXECUTIVE SESSION

Mitch Jacobs reported that the board met earlier in Executive Session to conduct member disciplinary hearings.

ADJOURNMENT

There being no other business, David Zebrack made a motion to adjourn the meeting. Linda Raznick seconded the motion, all in favor, motion carried. The meeting was adjourned at 8:15 p.m.

Mitchell A. Jacobs, President

David Zebrack, Secretary