

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

**April 21, 2020**

The regular meeting of the Board of Directors was held on Tuesday, April 21, 2020 via Zoom.

**CALL TO ORDER AND ROLL CALL**

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

**APPROVAL OF MINUTES**

John McGinnis made a motion to approve the minutes of the March 10, 2020 meeting as submitted. Linda Raznick seconded, all in favor, motion carried.

**ITEMS NOT ON THE AGENDA**

1. Jennifer Zuiker stated that bicycles should be permitted to use the trails since people are stuck at home and the roads are still filled with construction vehicles.
2. Karleen Basch asked why leaf blowers are still being used when they may be blowing the virus around. While the subject of banning leaf blowers was already discussed and decided, staff will look into whether or not the virus is spread by leaf blowers.
3. Mathy Wasserman suggested looking into whether the Association can apply for FEMA funds to cover any costs associated with cleaning or modifications necessary for reopening.
4. David Zebrack asked why unlicensed golf carts are prohibited from driving on the Association's private streets. He was told that while the streets are privately owned, they are governed by the Vehicle Code and that all vehicles, other than the Association's utility carts, must be licensed and operated by licensed drivers.
5. Felix Wasser asked why the pool was closed, when the CDC says pools are safe for use during the pandemic. Mitch Jacobs said the City of Hidden Hills ordered the pool and tennis courts closed and that Council will revisit the order at its meeting of April 27, 2020. He suggested Mr. Wasser contact Council members ahead of that meeting or attend. He also said the Board of Directors would be conducting an emergency meeting later in the week to discuss implementing mitigation measures that might encourage the City to ease or rescind the order.

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### **COMMITTEE REPORTS**

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

Jennifer Zuiker said she was stepping down as chair of the committee and that Liz Moses would take over. Jennifer will remain on the committee. Mitch Jacobs thanked Jennifer for doing an excellent job transforming the committee and events.

**2. TECHNOLOGY COMMITTEE - Jack Goldman, Chair**

Jack Goldman had nothing to report.

**3. GATE & PATROL SERVICES COMMITTEE - Jeffrey Korchek, Chair**

As the committee did not meet this month, there was no report. Mathy Wasserman asked why the gate guards were allowing in non-essential service providers like mobile dog groomers. Mitch Jacobs said the Board will take under advisement whether or not to enforce the County's orders regarding admittance.

**4. ROADS COMMITTEE - Mike Kotal, Chair**

There was no Roads Committee report.

**5. LANDSCAPE COMMITTEE - Melissa Wallace, Chair**

Melissa Wallace was not present to give a report.

**6. THEATER COMMITTEE - Karleen Basch, Chair**

Karleen Basch reported that the Magic Show and the Randall Wallace movie have been canceled due to the quarantine and that JAXX is looking to do a ZOOM show.

**7. EQUESTRIAN SERVICES COMMITTEE - Keith Christian, Chair**

Keith Christian reported that committee member Kelly Austin resigned, so there is an opening. He also noted that the committee has canceled all events for the remainder of the fiscal year.

- a. Approval of Saddle Creek Dressage Arena Repairs. Keith explained that the last time the footing was refreshed/repared, the committee had hoped it would last longer. It didn't, and needs to be done again. There are funds left in the operating budget under Arena Repairs, so after discussing with Joe Loggia, he suggested

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that's how the project should be funded. Linda Raznick made a motion to approve the proposal from Footings West/Dave Martin to pick up the existing footing, mix 24 tons of apex sand into existing footing, and add 5000 pounds of ggt premium footing for \$12,500.00, with the money coming from the operating fund. Patrick Finn seconded the motion, all in favor, motion carried.

### **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 at its last meeting the City Council discussed charging fees for the electric vehicle charging stations.

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

1. Approval of Financial Statements. Joe Loggia said the financial reports are more detailed than normal as it's the end of the third quarter. Included in the packets were the balance sheet, the budget-to-actual, accounts receivable, accounts payable, check register and bank reconciliations. There are no surprises. Architectural income will likely fall short of projections and the Operations Projects are over budget due to the management consultant contract.

Resident Ed Wasserman discussed the budget from a current and historical perspective and asked the Board to stay within budget. Resident Mathy Wasserman echoed her husband's comments and expressed concern that the economy may result in foreclosures and reduced assessed valuations and warned that the Board may need to make reductions. Felix Wasser asked about the management consultant. Joe explained that project to him.

John McGinnis made a motion to approve the March, 2020 Financial Reports. David Zebrack seconded the motion, all in favor, motion carried.

2. Approval of Reserve Study - No Site Visit

Joe Loggia reminded the Board that last year the Reserve Analyst did a full site visit. This year and next will simply include updates with no site visits. The report requires a contribution of \$1,030,000.00 (which represents 5-6 cents of the 25 cent assessment rate) and brings the Association to 41% funded, which is in the medium risk zone. Linda Raznick made a motion to approve the Reserve Study Update - No Site Visit. Patrick Finn seconded the motion, all in favor, motion carried.

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**ITEMS APPROVED OUTSIDE OF A MEETING**

1. Lewis & Clark Arena Repairs, \$18,500, Approved 3/13/20
2. Suspend In-Person Events at the Community Center for 12 days, Approved 3/13/20

**REPORT ON EXECUTIVE SESSION**

There was no Executive Session meeting.

**ADJOURNMENT**

There being no other business, John McGinnis made a motion to adjourn the meeting. David Zebrack seconded the motion, all in favor, motion carried. The meeting was adjourned at 8:30 p.m.

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Mitchell A. Jacobs, President

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David Zebrack, Secretary