

**BOARD OF DIRECTORS  
MEETING MINUTES  
August 18, 2020**

The regular meeting of the Board of Directors was held on Tuesday, August 18, 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, Linda Raznick, Alexander Werner Resnick, David Zebrack and Patrick Finn.

**APPROVAL OF MINUTES**

Alex Werner Resnick made a motion to approve the minutes of the July 21, 2020 meeting as amended. Linda Raznick seconded. All in favor, motion carried.

**ANNOUNCEMENTS / ITEMS NOT ON THE AGENDA**

1. Resident Jennifer Zuiker reported on some wildlife issues and requested to place a banner about that on the community center fence. Her request was denied based on the Rules.
2. Shannon Moore announced that the date for the Annual Meeting has been moved to December 15, 2020.

**COMMITTEE REPORTS**

**1. THEATER COMMITTEE – Karleen Basch, Chair**

Karleen Basch requested approval of a JAXX proposal to hold small camp groups in compliance with the County's orders for camps. They successfully ran similar camps at Viewpoint and Sierra Canyon schools. The charge is \$399 per person, and Karleen requested the Association subsidize \$90 per student, as it has done for previous JAXX productions. After a lengthy discussion, John McGinnis made a motion to approve the proposal subject to: a) parents of participants signing a COVID-19 liability waiver, which must be prepared by the attorney; b) JAXX indemnifying the Association; c) soliciting comments from the Association's insurance agent; d) discussing with the City of Hidden Hills to ensure they would not place additional restrictions. The motion was seconded, all in favor, motion carried.

**2. ARCHITECTURAL COMMITTEE – Ron Heston, Consultant**

a. Approval of Proposed Rule Change – Native Tree Protection

The revised language, with just oak trees included, was published with no additional comments received. Joe Loggia made a motion to approve the Native

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Tree Protection rule as published. Linda Raznick seconded the motion,. All in favor, motion carried.

b. Approval of Proposed Rule Change – Equestrian Set-Aside

The proposed language was published, with one comment that was forwarded to the Board. Joe Loggia made a motion to approve the revised Equestrian Set-Aside rule. Patrick Finn seconded the motion. All in favor, motion carried.

c. Approval of Proposed Rule Change – Footing Export Exception to Import/Export Rule

The proposed language was published, with no comments received. Joe Loggia made a motion to approve the rule change. David Zebrack seconded the motion. All in favor, motion carried.

### **3. EQUESTRIAN SERVICES COMMITTEE – Keith Christian, Chair**

Keith Christian reported that he is working with Shannon Moore on a number of trail issues.

- a. Approval of New Committee Member. Keith Christian reported that Allie Tashneck resigned from the Committee. He requested the Board appoint Linda Yallen to replace her. Patrick Finn so moved. Linda Raznick seconded the motion. All in favor, motion carried

### **4. ROADS COMMITTEE – Mike Kotal, Chair**

- a. Approval of Asphalt Repairs. Ron Heston, standing in for Mike Kotal, reported that a number of potholes and cracked asphalt around manhole covers have become a problem and should probably not wait to be repaired until the large road project is commenced. Two proposals for patching were received, based on a scope provided by the engineer, and at least one more is expected. Given that some of the patches would need to be removed when the concrete swales are installed next year, the Board preferred to hold off on any that are not safety hazards. Shannon Moore was directed to see if Seed Landcare can simply use a cold patch product as a temporary measure and if not, to get proposals for the safety issues and bring back to the Board.

### **5. PARKS & RECREATION COMMITTEE – Liz Moses, Chair**

Liz Moses was not present to give a report. Resident Katie Aviv asked that the Board implement an online reservation system for the tennis courts and pool. Mitch Jacobs said it will be discussed next month.

### **6. TECHNOLOGY COMMITTEE – Jack Goldman, Chair**

The Technology Committee has not met and had no report.

### **7. GATE OPERATIONS AND PATROL SERVICES COMMITTEE – Jeffrey Korchek, Chair**

- a. Approval of Proposed Rule Change – Requiring Driver’s Licenses for All Guests Driving Into the Community.

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The proposed language was published, with no comments received. Alex Werner Resnick made a motion to approve the rule change. Joe Loggia seconded the motion. All in favor, motion carried.

### **8. LANDSCAPE COMMITTEE – Melissa Wallace, Chair**

Melissa Wallace was not present. Resident Jennifer Zuiker mentioned that a number of tree limbs have fallen recently and wondered if the arborist could be brought back to reinspect. Shannon Moore will obtain a proposal and add it to the agenda for next month's meeting.

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

John McGinnis did not attend the last City Council meeting and so had no report.

## **DIRECTORS TOPICS**

1. Approval of Filming. A proposal was submitted to film a landscape project at 24655 Wingfield Road for a TV show. All filming would be limited to the property in question, with no footage of common areas, neighboring properties or neighbors. Melissa Callano and Len Webber were present to represent the producers. Linda Raznick made a motion to approve the filming subject to the provisions in the proposal, and subject to all vehicles being parked on the property. Alex Werner Resnick seconded the motion. All in favor, motion carried.
2. Discussion of Use of Drones. Linda Raznick submitted two options for regulating drone usage. The third option is to not regulate them at all. Patrick Finn made a motion to adopt option #2 as a Rule. John McGinnis seconded the motion. Discussion: David Zebrack asked if the rule would apply to drones operated by the Association, and was told no, it applies to Members. All in favor, motion carried. The proposed language will be published to the Membership for commentary.
3. Approval of Proposed Rule Change – Leash Rules. The proposed language was published to the membership, with one comment being received and forwarded to the Board. David Zebrack made a motion to approve the proposed rule. Patrick Finn seconded the motion. All in favor, motion carried.
4. Discussion of Filming Rule. David Zebrak and John McGinnis were tasked with looking into whether or not the Association should modify its filming rules, given the changing nature of technology. They researched what is done in other communities and discussed with the Association attorney. They recommended having the attorney draft a proposed rule that allows residents to film inside their homes and in their yards as long as it doesn't infringe on anyone else's privacy or create a nuisance. Alex Werner Resnick suggested also prohibiting any advertising for films or shows mentioning that it was filmed in Hidden Hills. Proposed language will be brought back for discussion at the next meeting.

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5. Approval of Committee Charters. The proposed Committee Charters were included in the Board's packets. David Zebrack made a motion to approve them. Linda Raznick seconded. All in favor, motion carried.
6. Approval of Election Rules. Shannon Moore noted that the proposed election rules were published, with no comments received. Joe Loggia made a motion to approve the proposed election rules. John McGinnis seconded the motion. All in favor, motion carried.
7. Approval of Inspectors of Election. Shannon Moore reported that it appears the upcoming election will be contested, and the Bylaws require the Association to hire an independent Inspector of Elections when that is the case. There was some disagreement about this. Joe Loggia made a motion to hire an Inspector of Elections for the upcoming annual meeting and election of directors. Linda Raznick seconded the motion. All in favor, motion carried. The proposals from Inspectors were then reviewed. Shannon Moore recommended Correct Elect based on price and responsiveness. John McGinnis made a motion to approve the proposal from Correct Elect to serve as Inspector of Elections for the upcoming annual meeting and election of directors. Patrick Finn seconded the motion. All in favor, motion carried.
8. Approval of Replacement HVAC Units. Shannon Moore reported that the Reserve Study shows all 13 of the HVAC units at the Community Center being replaced next year, but two of them have gone out and need to be replaced now. It was determined that they had had Freon replaced several times already and that the technician indicated they could not be repaired. Two proposals were received, with Ms. Moore recommending Temp Controls based on the fact that they maintain the units and that their price was slightly lower than the other vendor's. David Zebrack made a motion to approve the proposal from Temp Controls to replace two HVAC units in the Community Center for a total price of \$10,389.00 to come from the Reserve Fund. John McGinnis seconded the motion. All in favor except Joe Loggia, who was opposed. Motion carries.

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

Joe Loggia reported that as of July 31, 2020, the Association had \$1,801,777.00 in Operating cash and investments and \$3,433,298.00 in Reserve funds, for a total of \$5,235,005.00. That figure was \$4,229,093.00 last year. The Board's packets contained the following reports: budget to actual, income statement, balance sheet, general ledger, cash disbursements, bank reconciliations, A/R aging and bank statements. Patrick Finn made a motion to approve the financial reports. David Zebrack seconded the motion. All in favor, motion carried.

### **REPORT ON EXECUTIVE SESSION**

Mitch Jacobs reported that the Board met earlier in Executive Session to discuss potential litigation and member discipline, and that it would reconvene after the meeting to complete the discussion.

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**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 9:05 p.m.

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Mitchell A. Jacobs, President

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David Zebrack, Secretary