

**HIDDEN HILLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
November 17, 2020**

The regular meeting of the Board of Directors was held on Tuesday, November 17, 2020 via Zoom.

CALL TO ORDER AND ROLL CALL

The meeting was called to order by President Mitch Jacobs at 6:45 p.m. Also present were John McGinnis, Joe Loggia, Linda Raznick, Alexander Werner Resnick, David Zebrack and Patrick Finn.

APPROVAL OF MINUTES

Linda Raznick made a motion to approve the minutes of the September 15, 2020 meeting as amended. John McGinnis seconded. All in favor, motion carried.

DIRECTORS TOPICS

1. Presentation by Las Virgenes Municipal Water District re: Installation of Generator at Bus Stop. Mercedes Acevedo, Project Manager with the LVMWD, and Mike McNutt, Public Affairs Manager of LVMWD, explained the District's proposal to install an emergency generator at the pump station, which is located on the corner of Round Meadow & Jed Smith, behind the bus stop. They said it's a critical project, needed to ensure water delivery when there are power outages during fires and other emergencies. The presentation can be viewed at this link: <https://www.dropbox.com/s/6tmwnwtsw1dfa75/Jed%20Smith%20Stationary%20Emergency%20Project.pptx?dl=0> Discussion followed, mainly around aesthetics and the noise factor from regular generator testing. The Board created a subcommittee comprised of John McGinnis, Linda Raznick, Patrick Finn and Keith Christian to follow up with the District and City on these issues and report back.
2. Recognition of Outgoing Board Members. As this is the last meeting before the Annual Meeting Board Election (unless there is not a quorum in December), Mitch Jacobs presented plaques to outgoing Board members David Zebrack and Alexander Werner Resnick, who are not running again.
3. Approval of Proposed Revision to Filming Rules. The proposed language was distributed to the membership in accordance with California law, with no comments being received. Joe Loggia made a motion to approve the proposed revision to Rules & Regulations Article 1.3, Filming/Commercial Photography. Patrick Finn seconded the motion. All in favor, motion carried.

BOARD OF DIRECTORS MEETING MINUTES

November 17, 2020

Page 2

4. Discussion of Adopting Anti-Harassment Policy. As there was still some concern among the Board members about the language, whether it should be a Rule or a Policy, etc., the matter was tabled. Joe Loggia will check with the Association's attorney and report back.
5. Approval of Drone Rule. Proposed language to restrict drone activity in the community was distributed to the community. Several comments were received by residents, all of them opposed to the proposed language and in support of a complete ban on recreational drones. There was some discussion about how such a prohibition could be enforced, as drones can be flown as far as 6 miles away from the operator. No motion was made to adopt the proposed language.
6. Approval of Revision to Annual Policy Statement.
A revision to the Annual Policy Statement, a document required by California law to be sent to all members between 30 and 60 days prior to the start of each fiscal year, was proposed. The purpose of the revision is to permit the Association to post meeting agendas on a bulletin board (as well as by email to all members who have opted in to receiving documents electronically) rather than send via US Mail. John McGinnis made a motion to approve the proposed language. David Zebrack seconded the motion. All in favor, motion carried. The language will be published to the membership for commentary.
7. Review of Monthly Management Report. There were no questions about the Management Report.

TREASURER'S REPORT – Joe Loggia, Treasurer

1. Approval of Financial Statements. Joe Loggia reported that both the September 30, 2020 and the October 31, 2020 financials were included in the Board's packets, as the October Board meeting had been canceled. He stated that as of October 31, 2020, the Association had \$2,539,064 in Operating Cash and Investments and \$3,361,202.00 in Reserve Funds, for a total of \$5,900,266. That figure was \$3,564,877.00 last year. The Board's packets contained the following reports for both months: budget to actual, income statement, balance sheet, general ledger, cash disbursements, bank reconciliations, A/R aging and bank statements. The September report also included the quarterly analysis, which showed nothing unexpected. John McGinnis made a motion to approve the September and October financial reports. Patrick Finn seconded the motion. All in favor, motion carried.
2. Approval 2019-20 Audit Report. Joe Loggia presented the draft audited financial statements, including the Letter to Board, Management Letter and Adjusting Journal Entries prepared by Porter and Lasiewicz. John McGinnis made a motion to approve the 2019-20 Audit. Patrick Finn seconded the motion. All in favor, motion carried.

BOARD OF DIRECTORS MEETING MINUTES

November 17, 2020

Page 3

3. Approval of Payment Plans. Six payment plans were in the packets for approval. Alex Werner Resnick made a motion to approve the payment plans. Linda Raznick seconded the motion, All in favor, motion carried.

COMMITTEE REPORTS

1. ROADS COMMITTEE – Mike Kotal, Chair

Mike Kotal was not present to give a report. Shannon Moore said the engineer completed the report and said she, Mr. Kotal and Ron Heston met with him to discuss the plan for moving forward with bids. Some adjustments to the plan will have to be made based on the budget. Shannon hoped to have a final report to the Board in January.

2. PARKS & RECREATION COMMITTEE – Liz Moses, Chair

Liz Moses was not present to give a report.

3. TECHNOLOGY COMMITTEE – Jack Goldman, Chair

The Technology Committee has not met and had no report.

4. GATE OPERATIONS AND PATROL SERVICES COMMITTEE – Jeffrey Korchek, Chair

There was no report from the Gate Operations and Patrol Services Committee.

5. LANDSCAPE COMMITTEE – Melissa Wallace, Chair

There was no report from the Landscape Committee.

6. THEATER COMMITTEE – Karleen Basch, Chair

Karleen Basch reported that the JAXX campers performed Charlie Brown for two sets of three-family pods. The children wore masks over their microphones and were tested for COVID throughout the rehearsals and performance. The Committee will be proposing an “Annie” show in May of 2021.

7. ARCHITECTURAL COMMITTEE

Mitch Jacobs reported that Ron Heston is resigning at the end of November. He asked Shannon Moore to invite him to next month’s meeting so the Board can thank him for his 20 years of consultancy. Mitch and a subcommittee have been searching for a replacement.

8. EQUESTRIAN SERVICES COMMITTEE – Keith Christian, Chair

Keith Christian reported that the ESC would like the Board to create another ad hoc committee to reconsider the species for parkway trees. Mitch Jacobs asked Jennifer Zuiker (who worked on this before) and Keith Christian to work with the Landscape Committee on a list of acceptable trees and report back to the Board in January.

BOARD OF DIRECTORS MEETING MINUTES

November 17, 2020

Page 4

Keith said ESC discussed the Spring Valley pavilion, which Ron had redrawn to salvage the existing structure, opening up the bottom as was originally designed. The scope of that project got complicated and the remodel is expected to be very expensive. They will take a step back and look at the project from a fresh perspective. Mitch Jacobs suggested waiting until the new Architectural consultant is hired, and asked Shannon Moore to check with the contractor, Ken Maler, to see if he agrees that a remodel will be cost-prohibitive. David Zebrack suggested contacting the City to see if their new 501(c)(3) foundation will allow people to make donations that could be used for this project.

- a. Approval to Purchase New Jumps & Poles for Spring Valley Arena. Keith Christian submitted prices for new jumps & poles. He would like approval to spend up to \$6,500.00. He will use arena maintenance budget to cover purchases, and then add them to the Reserve Study next year. Linda Raznick made a motion to approve an expenditure of not to exceed \$6,500.00 for new jumps & poles. AlexANDER Werner Resnick seconded the motion. all in favor, motion carried.

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

John McGinnis reported that the City is reviewing city-wide fiber. The goal is to make the price less than \$100 per household.

ANNOUNCEMENTS/ITEMS NOT ON THE AGENDA

1. Jennifer Zuiker provided an update on coyote activity in the community.
2. Michael Adler discussed the possibility of converting the private driveways in the community to HOA-maintained streets. He stated there are 82 homes on private driveways and he felt the Association should assist in the cost to maintain them, as it does with the other streets. Mitch Jacobs replied that the Association cannot use HOA funds to improve private property.
3. Ted Waldron brought up some recent issues with his neighbors regarding COVID, parties, and weeks of preparation for Halloween involving many party planners, decorators and heavy equipment. Mitch Jacobs responded that some resident are violating the County's COVID orders, but those are not Association rules. With regard to the party preparation, he suggested having the Gate Committee review the party rules and see if revisions should be made to address vendors – how many, type, parking.

REPORT ON EXECUTIVE SESSION

The Board met earlier in Executive Session to conduct member disciplinary hearings.

BOARD OF DIRECTORS MEETING MINUTES

November 17, 2020

Page 5

ADJOURNMENT

There being no other business, Joe Loggia made a motion to adjourn the meeting. Linda Raznickseconded the motion. All in favor, motion carried. The meeting was adjourned at 9:44 p.m.

Mitchell A. Jacobs, President

David Zebrack, Secretary