

**HIDDEN HILLS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES  
February 16, 2021**

The regular meeting of the Board of Directors was held on Tuesday, February 16, 2021 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, Patrick Finn and Liz Moses. Mitch Jacobs explained that the runoff election for the seventh board member would be held on Thursday, February 18, 2021.

**APPROVAL OF MINUTES**

A motion was made, seconded and approved by majority to approve the January 19, 2021 minutes as corrected.

**DIRECTORS TOPICS**

1. Committee Liaisons. The following committee liaisons were appointed:

Mitch Jacobs, Landscape Committee  
John McGinnis, Architectural Committee  
Linda Raznick, Equestrian Services Committee  
Patrick Finn, Gate & Patrol Services and Theater Committees  
Liz Moses, Parks & Recreation Committee and City of Hidden Hills  
Joe Loggia, Roads Committee

Mitch Jacobs announced that the Technology Committee has been disbanded. He thanked the members for their service, and will recall them in the future if needed.

2. Approval of Tree Removals. Lynne Burns was on hand to answer questions about the report from Monarch Environmental. A motion was made, seconded and passed to approve the proposal from Your Way Tree Service to remove 13 trees in the “red zone” of the report, for a cost of \$7,500.00.
3. Consideration of Anti-Harassment Policy. The Board reviewed proposed changes to the Rules & Regulations incorporating anti-harassment language. Linda Raznick had legal questions about the language, so the matter was tabled again to next month pending guidance from the Association’s attorney.

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4. Installation of LVMWD Generator at Bus Stop. John McGinnis provided an update on this project, indicating that the water district agreed to move the particle separator to a location below the top of the wall and also to add a stone veneer to the wall to approve its aesthetics.
5. Review of Monthly Management Report. There were no questions about the Management Report.

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

Mitch Jacobs stated that subsequent to being elected Treasurer last month, Liz Moses realized she could not fill that office due to a work conflict. Accordingly, Joe Loggia was nominated and elected to continue serving as Treasurer.

1. Approval of Financial Statements. Joe Loggia reported that as of January 31, 2021 the Association had \$5,185,243.00 in Operating Cash/Investments and \$3,335,480 in Reserve Funds, for a total of \$8,520,723.00. That figure was \$6,977,541.00 last year. The difference reflects the Association's decision to build up the Reserve accounts in order to remain in the medium risk category. The Board's packets contained detailed financial reports for January, 2021 and Loggia presented a monthly financial report. A motion was made, seconded and passed by a majority to approve the financials.
2. Approval 2019-20 Tax Returns. A motion was made, seconded and passed by a majority to approve the 2019-20 tax returns.
3. Review of Delinquent Assessments/Approval of Payment Plan. There are 3 owners who are delinquent in the payment of assessments and not on payment plans. One has promised to pay by the end of the week and one is in escrow, so there is only one account to send to collection.

### **COMMITTEE REPORTS**

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

- a. Recognition of Outgoing Gate & Patrol Services Committee Member. Mitch Jacobs announced that after nearly 20 years of service, Kim Gagnier is resigning. Several Board and committee members spoke about her invaluable contribution to the community. Shannon Moore presented Ms. Gagnier with the traditional horse trophy.

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

- a. Approval of 2020-21 Road Project Plans. Engineer Griffin Marvin explained the methodology behind the 2020-21 Road Study, which is a living document to guide the Association through all necessary street repairs and maintenance

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for the next 10-years. The work is broken up into 5 phases and addresses the marginal streets first, along with slurry. Griffin will solicit and evaluate bids for Phase I and bring them back to the Board for approval. Joe Loggia made a motion to adopt the 2020-21 Road Pavement Investigation and Report and to budget approximately \$1.5 Million for Phase I, which coincides with the Reserve Study. Linda Raznick seconded, all in favor, motion carried.

### 3. LANDSCAPE COMMITTEE – Melissa Wallace, Chair

Melissa Wallace updated the Board on the schedule for the landscape refresh. She was asked to work on a master tree plan for the community so that when the budget includes money for tree planting, the tree species and locations will already be known.

### 4. THEATER COMMITTEE – Karleen Basch, Chair

Karleen Basch reported that the Spring JAXX camp has 10 kids enrolled. They will perform Annie.

### 5. ARCHITECTURAL COMMITTEE – Ryan Levis, Consultant

- a. Request for Lot Split – 25067 Jim Bridger Road. Ryan Levis presented a request from a prospective buyer to rescind the Lot Tie approved for this property in the 90's. The buyer wants to restore the main house to its previous condition, demo the improvements built on the adjacent lot and then construct a new house on that lot. A motion was made, seconded and passed by a majority to permit the lot split subject to the buyer complying with the demolition bond requirements in the Architectural Standards.
- b. Consideration of Amendments to Architectural Standards Relating to High Pressure Gas Lines (“HPL”). This matter arises from the submittal of redevelopment plans for 5949 Spring Valley Road, which has an HPL running through it. The proposed amendments to the Standards would require Gas Company approval of any plans for improvements on lots containing the HPL. Mitch provided the history of this issue, after which audience members spoke on the matter. A motion was made, seconded and approved by a majority to direct the Architectural Committee to refrain from approving plans for improvements on properties with the HPL until such time as the Board has received opinions from the Association's attorney and experts.

### 6. EQUESTRIAN SERVICES COMMITTEE – Keith Christian, Chair

Keith Christian reported that the Committee is discussing maintenance and repair strategies for the trails and the design of a new Spring Valley Pavilion. Committee meetings will be moved to the 1<sup>st</sup> Wednesday of the month at 6:30 p.m.

- a. Approval to Replace Footing at the Spring Valley Short Court. A motion was made, seconded and approved by a majority to authorize an expenditure of \$18,750.00 to Footings West to refresh the footing at the Spring Valley Arena.

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### **7. PARKS & RECREATION COMMITTEE – Carrie Levis**

Liz Moses reported that Carrie Levis will be the new Committee Chair. The Valentine's bags are a huge success and another bag project will be done in the spring. The Committee is looking into options for summer camp.

### **8. REPORT ON CITY COUNCIL MEETING – Liz Moses, Liaison**

Liz Moses reported that the City is working on a survey about Fiber to the Home, updating the housing element and establishing goals for the coming year.

### **ANNOUNCEMENTS/ITEMS NOT ON THE AGENDA**

There were no announcements, nor open discussion items.

### **REPORT ON EXECUTIVE SESSION**

The Board met earlier in Executive Session to conduct Member Disciplinary hearings and discuss potential litigation matters.

### **ADJOURNMENT**

There being no other business, a motion was made, seconded and approved by majority to adjourn the meeting.

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Mitchell A. Jacobs, President

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Linda Raznick, Secretary