

Hidden Hills Community Association
General Session Meeting Minutes
May 17, 2022 – 6:30 PM
Meeting was held via Zoom Video Conference
with in-person meeting availability at the Community Center

1. Call to Order:

- a. Quorum was established and the meeting was called to order at 6:33 PM.
- b. Board Members Present: David Stanley, John McGinnis, Linda Raznick, Liz Moses, Eric Epstein, David Brien, Mitch Jacobs
- c. Board Members Absent: None
- d. Treasurer: Bob Berns
- e. Management/Staff: Tracie Blankenship, General Manager
Stefany Tristan, HHCA Office Administration
- f. City of Hidden Hills: Kerry Kalman, City Manager
Jaime Rodriguez, City Traffic Engineer
- g. Vendors Present: Qualtek Wireless

2. City of Hidden Hills

City Manager, Kerry Kalman and City Traffic Engineer Jaime Rodriguez attended the meeting to discuss the installation of speed humps. The speed humps are proposed in the locations provided on the maps which were sent to the Board of Directors.

Motion: McGinnis
Second: Moses

Resolved: The Board of Directors approves the proposed installation of the speed humps by the City of Hidden Hills.

The motion was carried unanimously.

3. Vendor Attendance –AT&T Cell Tower Installation, Qualtek Wireless

Representatives from Qualtek Wireless attended the meeting to present information and a proposal to install a 5G tower in the Hidden Hills Community. The proposed location will be surveyed once permission is granted by the Board of Directors.

Motion: Raznick
Second: Epstein

Resolved: The Board of Directors approves the next step for the vendor to complete a site survey and study.

The motion carried unanimously.

4. Architectural Request – 24878 El Dorado Meadow

The Board of Directors reviewed the lot merging request.

The item was tabled, no action was taken.

5. Architectural Request – Lot Line Adjustment, 5330 Whitman Rd. and 5440 Whitman Rd.
The owner presented a request to adjust the lot lines between 5330 and 5440 Whitman Rd.

Motion: Brien
Second: Moses

Resolved: The Board of Directors approves the proposed lot line adjustment as presented.

6. Approval of Minutes

Motion: Raznick
Second: Epstein

Resolved: The Board of Directors approves the April 19, 2022, General Session Meeting Minutes with minor revisions.

The motion carried unanimously.

7. Committee Reports:

- a. Theater – Presentation made regarding the 2022-2023 budget.
- b. Gates and Patrol Services – Discussion regarding the proposed storage facility took place. The Committee is looking into options and will ensure that any City approvals needed are requested.

Motion: Moses
Second: McGinnis

Resolved: The Board of Directors approves the proposal presented by Bradley Access at a cost of \$13,500.00 to complete rewiring of the gate houses.

The motion carried unanimously.

- c. Parks and Recreation – An announcement was made regarding the upcoming Welcome Party and the Summer Barbeques which will take place beginning June 30, 2022.
- d. Roads – Report on the Jim Bridger/Ashley Ridge project which is scheduled for summer of 2022.
- e. Equestrian Services – Discussion on the 2022-2023 budget took place. A comment about the status of open work orders on trails took place.

- f. City Council – Report on the new Police Captain and City Council meeting where the water restrictions were announced.
- g. Architectural – A report on staffing changes was made, Shannon Spirtos was introduced as the new assistant. The appointment of a new committee members was noted, Mike Kotal will be assuming a position on the committee.
- h. Technology – The committee has interviewed a new vendor, Proptia to provide access control and gate operations support.
- i. Landscape – Committee Chair advised that we are awaiting the tree survey and aware of the water restrictions.

8. Treasurer's Report

Treasurer Bob Berns presented a report including the investment strategy and update on the operations and permissions. A recommendation to the Board of Directors to approve the draft reserve study and budget was made.

Motion: McGinnis
Second: Epstein

Resolved: The Board of Directors accepts the April 30, 2022 financials as prepared by the accounting firm.

The motion carried unanimously.

9. Open Forum: Construction, Architectural Committee appointment, speed cameras, and other general comments were made.

10. Directors' Topics:

a. Reserve Study Draft

Motion: McGinnis
Second: Raznick

Resolved: The Board of Directors approves the draft reserve study.

The motion carried unanimously.

b. 2022-2023 Budget Draft

The budget was presented by Treasurer Bob Berns.

Motion: McGinnis
Second: Jacobs

Resolved: The Board of Directors approves the draft budget as presented.

The motion carried unanimously.

c. Phone System Proposals

Proposals were reviewed to upgrade and replace the phone system.

Motion: McGinnis

Second: Raznick

Resolved: The Board of Directors approves the proposal presented by Atkal Communication. Board President David Stanley will confirm the final approval.

The motion carried unanimously.

d. Draft CC&R'S

An announcement was made that draft CC&R'S will be circulated to the membership.

No action taken.

e. Storage Shed

Discussion on a future installation of a shed which is planned for the Burbank Gate area was mentioned.

No action taken.

f. Water Plan

Announcement was made regarding the City of Hidden Hills plan to install a water tank at Spring Valley which will allow for reclaimed water use for the association common areas.

g. Spring Valley Improvements

No action taken, item tabled.

h. Standing Water Concerns

President David Stanley made an announcement regarding the association's plan for addressing the standing water issues within the community.

No action taken.

i. Staff Changes

President David Stanley provided a summary of the recent staffing changes within the Hidden Hills management offices.

11. Report on Executive Session:


The Board of Directors met in Executive Session immediately prior to and after this meeting to review third-party contracts, update on collection items, enforcement of violations, personnel matters, and legal and litigation matters.

12. Adjournment: **Motion made to adjourn at 9:52 PM with no objections.**

Minutes taken and transcribed by Tracie Blankenship.

Approved:


Board Secretary or President


Date