

Hidden Hills Community Association
General Session Meeting Minutes
June 21, 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 6:35 PM.
- b. Board Members Present: David Stanley, John McGinnis, Linda Raznick, Liz Moses, Eric Epstein, Mitch Jacobs
- c. Board Members Absent: David Brien
- d. Treasurer: Bob Berns
- e. Management/Staff: Tracie Blankenship, General Manager
Stefany Tristan, HHCA Operations Manager
- f. Vendors Present: Chris Carr, Proptia
Brian Gipson, Accelerated AV, Proptia Dealer

2. Vendor Attendance –Proptia Software

Representatives from Proptia Software attended the meeting to present information on the proposal for installation of upgrades to the key fob system and gate access control system.

Questions relating to integration and installation were discussed. The vendor also offered to provide a recording of the sales presentation if homeowners were interested in learning more about the system features.

3. May 17, 2022, Meeting Minutes

Motion: Raznick
Second: McGinnis

Resolved: The Board of Directors approves the May 17, 2022, General Session meeting minutes as presented.

The motion carried unanimously.

4. Treasurer’s Report / Bob Berns

Treasurer Bob Berns presented a report and recommended the acceptance of the May 31, 2022, ending financial statements subject to audit.

Motion: McGinnis
Second: Raznick

Resolved: The Board of Directors accepts the May 31, 2022, ending financial statements subject to audit.

The motion carried unanimously.

5. Committee Reports:

- a. Gates and Patrol Services – No report presented.
- b. Parks and Recreation – An announcement was made regarding the upcoming Summer Barbeques which will take place beginning June 30, 2022, and Charity Musicale which is scheduled for July 28-29, 2022.
- c. Theater – Update on the recent productions was provided.
- d. Landscape – The tree survey and report are still pending.
- e. Technology – No report presented.
- f. Architectural – A verbal report was provided by Ryan Levis, Consultant.
- g. Roads – No report presented.
- h. City Council – No report presented.
- i. Equestrian Services – A request to appoint a new Chair was made.

Motion: McGinnis
Second: Raznick

Resolved: The Board of Directors appoints Keith Christian as the Chair of the Equestrian Services Committee.

The motion carried unanimously.

6. Homeowner Forum

Topics presented included presentation and request to stop architectural approvals. It was mentioned that a petition was circulated to concerned neighbors.

7. New Business

a. Architectural Feedback

The Board of Directors reviewed feedback received from Members relating to the updates to the architectural guidelines.

The item was reviewed, no action was taken.

b. Traffic Rules

The Board of Directors reviewed the draft rules and determined that further edits were needed prior to formal adoption.

The item was tabled, no action taken.

- c. Vendor Proposal – Speed Camera Installation
A proposal from Fosterz Construction was presented at a cost of \$18,200.00 to supply poles and install the 6 speed cameras.

Motion: Epstein
Second: Raznick

Resolved: The Board of Directors approves the proposal presented by Fosterz Construction.

The motion passed 5/1. (Opposed Jacobs)

- d. Vendor Proposals – Janitorial Services
Due to a recent price increase, proposals for janitorial services were solicited.

Motion: McGinnis
Second: Raznick

Resolved: The Board of Directors approves the proposal presented by On Time Building Maintenance at a cost of \$6,032.00 for janitorial services and \$1,733.00 for maintenance technician services. Management will provide a 30-day notice of contract termination to the current vendor, Suite Renovations.

The motion carried unanimously.

- e. Draft CC&R's
This item was tabled; no action was taken.

- f. Draft By-Laws
This item was tabled; no action was taken.

- g. Emergency Architectural Rules
This item was tabled; no action was taken.

- h. Vendor Proposal – Architectural Consultant
The Board of Directors reviewed two proposals presented by architectural firms to prepare updated architectural guidelines.

Motion: McGinnis
Second: Epstein

Resolved: The Board of Directors approves the proposal presented by David George & Associates at a cost not to exceed \$35,000.00.

The motion carried unanimously.

- i. Vendor Proposal – Access Control System
A proposal was presented by Accelerated Access to install a new access control

system at the community center at a cost of \$41,519.46.

Motion: Epstein
Second: McGinnis

Resolved: The Board of Directors approves the proposal presented by Accelerated Access.

The motion carried unanimously.

j. Vendor Proposal – Gate System

A proposal was presented by Accelerated Access to update and replace the current gate access control system and software at a cost of \$50,443.50.

Motion: Epstein
Second: McGinnis

The motion carried unanimously.

k. Vendor Proposal - Dynamic Fence

This item was tabled; no action was taken.

l. Vendor Proposal - Managed Services Agreement

The technology services proposal from Antra-Tech was reviewed and options considered.

Motion: McGinnis
Second: Raznick

Resolved: The Board of Directors approves the managed services agreement, Option A at a monthly contract fee of \$2,460.00.

The motion carried unanimously.

m. Vendor Proposal – Gate Exit Cameras

Accelerated AV presented a proposal to install exit cameras at the gates at a cost of \$63,059.03.

Motion: Moses
Second: Epstein

Resolved: The Board of Directors approves the proposal presented by Accelerated AV.

The motion carried unanimously.

n. Speed Camera Feedback

The Board of Directors reviewed feedback relating to the installation of the

speed cameras.

o. Staffing Update

Board President David Stanley provided an update on staffing, including the recent addition of another office staff member who is proposed to start in August 2022.

p. Directors Topics

No topics were discussed or presented.

8. 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.

9. **Adjournment: Motion made to adjourn at 9:20 PM with no objections.**

Minutes taken and transcribed by Tracie Blankenship.

Approved:



Board Secretary or President

7.19.22
Date