

**HIDDEN HILLS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS SPECIAL MEETING  
JULY 5, 2022 - 6:30 PM  
24549 Long Valley Road, Hidden Hills Theater or via Zoom**

**MINUTES**

Board Members Present: David Stanley, President  
John McGinnis, Vice President  
Linda Raznick, Secretary  
David Brien, Director (left at 7:12 PM)  
Eric Epstein, Director  
Mitch Jacobs, Director  
Lizabeth Moses, Director (left at 7:33 PM)

Board Members Absent: None

Management/HHCA Staff: Tracie Blankenship, General Manager  
Stefany Tristan, Operations Manager

**Call to Order**

The meeting was called to order at 6:34 PM

**Homeowner Forum**

Architectural process, updated guidelines and meeting agenda posting, and procedures were presented during homeowner forum.

**NEW BUSINESS**

**Traffic Rules**

Updated traffic rules were reviewed by the Board of Directors.

Motion: Epstein

Second: Moses

Resolved: The Board approves the revised draft traffic rule and directs management to distribute to the membership for the 28-day comment period.

The motion passed 6/1. (Opposed Jacobs)

Petition from Homeowners

Board President David Stanley made an announcement regarding the recent petition which was received. The petition is requesting that all new architectural application for large construction projects be held until new rules are adopted.

No action taken.

Architectural Guidelines Update

An update on the recent contract approval was announced. The Architectural Consultant will be working with the committee to prepare updated draft guidelines.

No action taken.

401K Plan

Per Federal Regulations, the 401K plan must be updated every 7 years. The plan documents and related information was emailed to the Board of Directors. The proposed resolution which grants authority to Treasurer Bob Berns is provided.

Motion:Jacobs

Second:Brien

Resolved: The Board of Directors approves Linda Raznick and Treasurer Bob Berns to act as plan Trustee for the Hidden Hills Community Association 401K plan.

The motion carried unanimously.

CPA/Audit Proposal

Board Treasurer Bob Berns has signed the enclosed engagement letter for CPA/Audit services. The Board of Directors should approve and formally ratify the proposal.

Motion:Jacobs

Second:Brien

Resolved: The Board of Directors approves the CPA/Audit service proposal.

The motion carried unanimously.

Directors Topics

No topics were presented; no action was taken.

**SUMMARY OF EXECUTIVE SESSION**

The Board met in executive session immediately prior to this meeting to discuss litigation, legal matters, delinquent accounts, personnel items and the formation of third-party contracts.

**ADJOURNMENT**

There being no further business to conduct, a motion to adjourn was made at 7:56 PM.

ATTEST:

  
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DATE: 7.19.22