

**Hidden Hills Community Association**  
**General Session Meeting Minutes**  
**March 15, 2022**  
**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, David Brien
- c. Board Members Absent: None
- d. Management: Tracie Blankenship, General Manager  
Stefany Tristan, HHCA Office Administration

2. Approval of Minutes

Motion: Jacobs  
Second: Raznick

Resolved: The Board of Directors approves the February 12, 2022, Emergency General Session Meeting Minutes with revisions as noted.

The motion carried 6/0/1 (abstain McGinnis)

Motion: Moses  
Second: McGinnis

Resolved: The Board of Directors approves the February 15, 2022, General Session Meeting Minutes as presented.

The motion carried 5/0/2 (abstain Brien, abstain Jacobs)

3. Open Forum: Gate access, speeding, and other community topics were presented by homeowners in attendance.

4. Directors' Topics:

- a. Landscape Committee Charter  
The Board of Directors reviewed the draft charter.

Motion: Brien  
Second: Moses

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

The motion carried unanimously.

- b. Spring Valley Park lighting  
A proposal for lighting was presented by NLS Lighting at a cost of \$13,780.58.

Motion: Raznick  
Second: Epstein

Resolved: The Board of Directors approves the proposal as presented by NLS Lighting at a cost of \$13,780.58.

The motion carried unanimously.

- c. Theater Technician  
Discussion took place regarding the need for placement of a Theater Technician.  
No action was taken.

- d. Perimeter Fence Proposal  
Dynamic Fence prepared a proposal in the amount of \$29,470.00 to install 873 feet of 6 feet high lineal fence.

Motion: McGinnis  
Second: Epstein

Resolved: The Board of Directors approves the proposal as presented by Dynamic Fence at a cost of \$29,470.00.

The motion carried unanimously.

- e. Tennis Court Proposal  
The item was tabled, no action was taken.

- f. Seed Landcare Proposal  
The item was tabled, no action was taken.

- g. ATV Purchase  
An update was provided on the recent purchase of a new ATV for Covered6 for use on the trails.

- h. Tree Removal Proposal  
This item was tabled for further review; no action was taken. The Board directed management to consult with Architectural Committee Chair, Rob Mahterian to review the tree plan.

5. Treasurer's Report:

- a. Review of Monthly Financial Reports  
The Treasurer made a brief report on the February financial statements, the approval of the reports will be placed on the March 2022 meeting agenda.

6. Committee/Management Reports:

- a. Landscape Committee  
Verbal report provided.
- b. Reinstate Community Standards Committee  
No action taken.
- c. Technology Committee  
Written Committee report/minutes provided.
- d. Architectural  
Minutes and verbal report provided by consultant Ryan Levis.
- e. City Council  
Verbal reports provided by Liz Moses.
- f. Equestrian  
Report provided, discussion on Saddle Creek Arena project.
- g. Roads  
No report provided.
- h. Parks & Rec  
Verbal report by Chair, including list of upcoming events.
- i. Gates/Patrol Services  
Report provided including discussion on Burbank Gate improvements. The committee presented a proposal for the electrical upgrade and discussed the HVAC bids which have been procured.

Motion: McGinnis  
Second: Moses

Resolved: The Board of Directors approves the electrical upgrade bid at a cost of \$1,200.00

The motion carried unanimously.

- j. Theatre  
No report presented.

7. Report on Executive Session:

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

8. Adjournment: **Motion made to adjourn at 8:04 PM with no objections.**

Minutes taken and transcribed by Tracie Blankenship.

Approved:

  
Board Secretary or President

4.19.22  
Date