



BOARD OF DIRECTORS MEETING
TUESDAY, APRIL 18, 2023 – 6:30 P.M. | Meeting held via Zoom Video Conference

GENERAL SESSION MINUTES

1. CALL TO ORDER

The General Session meeting of the Hidden Hills Community Association Board of Directors was called to order at 6:35 P.M. by President, Joe Bellissimo. In accordance with the California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Joe Bellissimo, President
Eric Epstein, Vice-President
Kenny Hawk, Treasurer
Linda Raznick, Secretary
John Heubusch, Director
Howard Tenenbaum, Director
Arvind Movva, Director

DIRECTORS ABSENT

None

HHCA MANAGEMENT/STAFF

Erin Tudron, General Manager
Stefany Tristan, Operations Manager
Karen Liebrecht, Administration Manager

2. EXECUTIVE SESSION SUMMARY

The Board of Directors met in Executive Session on April 4, 2023, to discuss some, or all, of the items related to the following: 1) litigation or potential litigation; 2) matters relating to the formation of contracts with third parties; 3) member discipline or delinquency, including payment plan requests; 5) personnel matters; and/or 6) approval of Executive Session minutes.

3. GENERAL SESSION MINUTES APPROVAL

The Board of Directors reviewed the draft General Session meeting minutes dated March 21, 2023, and the Special General Session meeting minutes dated March 31, 2023.

Motion: Raznick

Second: Epstein

Resolution: The Board of Directors approved the General Session meeting minutes dated March 21, 2023, and the Special General Session meeting minutes dated March 31, 2023

The motion carried unanimously.

4. FINANCIAL REPORT

a. March 2023 Financial Statement

Interim Treasurer Kenny Hawk provided a verbal report on the current operating budget and presented the March 2023 financial statement for review and acceptance by the Board.

Motion: Bellisimo

Second: Raznick

Resolution: The Board of Directors approved and accepted the March 2023 financial statement as presented, subject to audit.

The motion carried unanimously.

b. Annual Budget Preparation

Interim Treasurer Kenny Hawk provided a reminder that 2023/2024 annual budget preparation was underway, and all committee budget proposals should be submitted for consideration no later than May 1, 2023.

5. HOMEOWNER OPEN FORUM

Members in attendance provided input on the following items during open forum:

- Architectural Variance Request Review
- Budget Management
- Thank you and appreciation to the Board of Directors

6. COMMITTEE REPORTS

a. Report on City Council Meeting – Eric Epstein, Board Liaison

The installation of the fiber conduit is complete.

b. Equestrian Services Committee – Anne Kolbe, Chair

The committee reported on the recent vaulting event and upcoming carriage demonstration event. The committee is working on their proposed annual budget to include more equestrian events and needed repairs to the footings in the arenas.

c. Roads Committee – Erin Tudron, General Manager

General Manager Erin Tudron provided an update on the pending Jim Bridger/Ashley Ridge road project. The contract is under revision for formal execution. A start date for the project will be forthcoming.

d. Gate Operations Committee – Jeff Korchek, Chair

The committee reported on member Michael Imberman as an upcoming committee member pending a future opening on the committee. “No Truck” signs have been ordered for the Round Meadow Gate and the committee is working with the City to coordinate truck

access and signage placement. Co-chair Deb Seror will be reviewing the pre-construction checklist.

e. Parks and Recreation Committee – Tamika Watkins, Co-Chair

The committee reported on the upcoming Welcome Party scheduled for Saturday, May 20, 2023. The theme is “Havana Nights” and is scheduled from 6pm-10pm. Monthly movie night in the Community Center Theatre is still ongoing. The committee is discussing plans for a kids’ party.

f. Theatre Committee – Karleen Bash, Chair

The committee reported on the upcoming Jaxx production of the Lion King scheduled for the first weekend in May. The date for the Valentine Musicale is currently pending. The committee is working on other event ideas such as a Hidden Hills Got Talent show and introducing a pre-recording before events on theatre etiquette. They are working on their proposed annual budget and the next committee meeting is scheduled for May 1st.

g. Landscape Committee – Steve Weber, Chair

The committee reported on a meeting with Seed Landcare to discuss future improvement projects, as well as spreading out the tree planting project over 3 years. The committee is working on their proposed annual budget.

h. Technology Committee – John McGuinnis, Chair

The committee reported on the Proptia beta testing and the importance of updating credentials. The committee also discussed the current locking of community bathrooms. Management will work to come up with a reasonable policy regarding the locking of the committee bathrooms.

i. Architectural Committee – Kathryn Sorensen, Member/Ryan Levis, Consultant

The committee reported that the three new members have three pre-meetings scheduled to get up to speed on the current 39 projects submitted for review. The committee is also working with the Equestrian Services Committee on any related items where their input is needed.

7. UNFINISHED BUSINESS/NEW BUSINESS

a. Architectural Variance Requests – 5857 Fitzpatrick Road

- 1) The Board reviewed and discussed the architectural variance request presented for 5857 Fitzpatrick Rd. The affected neighbor had been notified of the request and no objection was submitted.

Motion: Movva
Second: Raznick

Resolution: The Board of Directors approved the variance request for 5857 Fitzpatrick Road, as presented.

The motion carried unanimously.

b. Encroachment Permit Requests:

The Board reviewed and discussed the following encroachment permit requests.

- 1) 24854 Jim Bridger Road – SoCal Edison
- 2) 24400 Little Hollow Road – SoCal Gas
- 3) 6084 John Muir Road – SoCal Gas
- 4) 5857 Fitzpatrick Road – SoCal Edison
- 5) 5373 Jed Smith Road – SoCal Edison and SoCal Gas

Resolution: On motion duly made and seconded, the Board of Directors unanimously approved the encroachment permits requested; however, Board approval of the encroachment permit for 6084 John Muir is further subject to the Equestrian Services Committee's approval of the location.

c. Encroachment Permit Review

The Board of Directors reviewed and discussed the authorization of the management office to issue encroachment permit requests when submitted in accordance with the ARC specifications and HHCA standards.

Motion: Movva
Second: Bellisimo

Resolution: The Board of Directors approved the authorization for the management office to issue encroachment permits moving forward.

The motion carried unanimously.

d. Proposal: Architectural Consultant – Architectural Guideline Review/update

The Board of Directors reviewed and discussed the proposal received by Crockett Architects to resume the updating of the Association's Architectural Guidelines and Standards.

Motion: Bellisimo
Second: Raznick

Resolution: The Board of Directors approved the proposal received by Crockett Architects with a not to exceed of \$7500.

The motion carried unanimously.

e. Community Reminder – Usage of dirt bikes in the community

A reminder was given regarding Section 3.2 (Driving/Parking on Trails) of the HHCA Rules and Regulations. It was noted that it is extremely dangerous to operate or park any

motorized vehicles on the bridle trails as they can easily spook a horse and cause harm to the horse, the rider and any bystanders. Bicycles are also prohibited on the bridle trails. Additional discussion took place concerning the unauthorized operation of gas powered bicycles/scooters on the streets of Hidden Hills.

f. Proptia Project Status and Update

General manger Erin Tudron and Technology Committee Chair John McGuinnis reported on the current beta testing of the Proptia software in conjunction with the hardware at the gates. A tentative go-live date is anticipated for Memorial Day weekend, but the project is not to be rushed. More information will be forthcoming.

g. Amended/Restated CC&Rs & Bylaws

- 1) The Board discussed the circulation of the DRAFT amended/restated CC&Rs and Bylaws to the membership in preparation for a Town Hall Meeting.

Motion: Raznick
Second: Bellisimo

Resolution: The Board of Directors approved the circulation of the DRAFT amended/restated CC&Rs and Bylaws to the membership.

The motion carried unanimously.

- 2) The Board discussed scheduling the Town Hall Meeting date for Thursday, May 11, 2023, at 6:30pm in the Community Center Theatre.

Motion: Raznick
Second: Bellisimo

Resolution: The Board of Directors approved the Town Hall meeting date for Thursday, May 11, 2023 at 6:30pm.

The motion carried unanimously.

- 3) The Board discussed the scheduling of a Special General Session meeting following the Board's review of the membership comments received at the Town Hall meeting in consideration for setting the Special Election date.

Resolution: No action taken.

h. Proposal: Inspector of Elections – Governing Document Amendment Vote

The Board of Directors reviewed and discussed proposals received by three Inspectors of Election to facilitate the membership vote for the amended /restated CC&Rs and Bylaws.

Motion: Raznick
Second: Hawk

Resolution: The Board of Directors approved the proposal received from Correct Elect.

The motion carried unanimously.

i. Directors Topics

No items were presented for discussion.

8. MANAGEMENT REPORT

General Manager Erin Tudron provided reminders on the following topics:

- Annual Weed Abatement Reminder – The LA County Fire Department will begin its inspections on May 1st.
- Perimeter Fence Repair Reminder for any broken or damaged fences.
- Standing Water/Mosquito Reminder.

9. NEXT MEETING DATE

The next General Session Meeting of the HHCA Board of Directors is scheduled for Tuesday, May 16, 2023 at 6:30 P.M. via Zoom Video Conference.

10. ADJOURNMENT

There being no further business to conduct in General Session, the meeting was adjourned at 8:15 P.M.

ATTEST:


Signature

5.16.23
Approved Date