



BOARD OF DIRECTORS MEETING
TUESDAY, MAY 16, 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 6:37 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
Howard Tenenbaum, Director

DIRECTORS ABSENT

John Heubusch, Director
Arvind Movva, Director

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 May 2, 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 April 18, 2023.

Motion: Raznick
Second: Hawk

Resolution: The Board of Directors approved the General Session meeting minutes dated April 18, 2023.

The motion carried unanimously.

4. FINANCIAL REPORT

a. April 2023 Financial Statement

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

Motion: Tenenbaum

Second: Raznick

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

The motion carried unanimously.

b. 2023/2024 Draft Operating Budget

Interim Treasurer Kenny Hawk presented the 2023/2024 Draft Operating Budget for review and acceptance by the Board.

Motion: Tenenbaum

Second: Epstein

Resolution: The Board of Directors approved and accepted the 2023/2024 Draft Operating Budget.

The motion carried unanimously.

c. 2023/2024 Draft Reserve Study

Interim Treasurer Kenny Hawk presented the 2023/2024 Draft Reserve Study for review and acceptance by the Board.

Motion: Tenenbaum

Second: Raznick

Resolution: The Board of Directors approved and accepted the 2023/2024 Draft Reserve Study.

The motion carried unanimously.

5. HOMEOWNER OPEN FORUM

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

- Objection regarding homeowners only being able to comment during homeowner open forum and not speak on all agenda items as they come up. Comment regarding architectural grading request.
- Comment regarding architectural grading request review.
- Comment on employee pension plan/401K.

- Query regarding staff salaries and benefits.
- Temporary pool heater request.
- Thank you for budget preparation and presentation.

6. COMMITTEE REPORTS

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

It was reported that the City Council is discussing the crossing guard at the Round Meadow Gate.

b. Equestrian Services Committee – Anne Kolbe, Chair

The committee reported on the recent carriage demonstration event and the committee's work on planning more equestrian events for the community. Additionally, both the Spring Valley and Saddle Creek arenas need repair due to deferred maintenance and safety concerns. The ESC committee is looking for Board support to complete these arena repairs. Proposals for the areas of repair work have been received and are being reviewed.

c. Gate Operations Committee – Jeff Korchek, Chair

The committee reported on the hard work by tech committee Chair John McGinnis and HHCA member Hugh Gagnier in working out the hardware issues at the gates in conjunction with the upcoming Proptia launch. Office staff are working on community notifications.

d. Parks and Recreation Committee – Carrie Levis, Chair

The committee reported on the upcoming Welcome Party scheduled for Saturday, May 20, 2023, 6pm-10pm. The theme is "Havana Nights." The kids' summer kick-off party is scheduled for June 17, 2023, and summer camp is scheduled to begin on June 19, 2023. The committee extended its thanks to the office staff for all their hard work toward the upcoming Welcome Party.

e. Theatre Committee – Karleen Bash, Chair

The committee reported on the success of the recent Jaxx production of The Lion King. All three shows were sold out. The committee extended its thanks to the office staff for all their hard work toward the show and ticket sales. The upcoming Valentines Musicale is scheduled for July 15, 2023. The committee also discussed its search for a second theatre company as an option.

f. Landscape Committee – Steve Weber, Chair

No committee members were in attendance. No report was provided at this time.

g. Technology Committee – John McGinnis, Chair

The committee reported on the hardware issues being resolved at the gates in conjunction with the Proptia integration. A special thanks was given to member Hugh Gagnier for his work on the hardware issues. The committee reported that now that the hardware issues are resolved the test data is being reviewed and analyzed. Residents with older vehicle transponders were encouraged to change over to a newer transponder to ensure

compatibility with the new Proptia system. Community notifications regarding the rollout will be forthcoming.

h. Architectural Committee – Ryan Levis, Consultant

On behalf of the committee, architectural consultant Ryan Levis reported on the progress made by the new committee members and the scheduling of pre-meetings to catch up to speed on submitted projects needing review. Also noted that committee meetings will be adjusted to one week later to accommodate Board decisions on grading reviews.

7. UNFINISHED BUSINESS/NEW BUSINESS

a. Architectural Grading Review:

1) 5860 Fitzpatrick Road

The Board of Directors reviewed and discussed the architectural grading matter presented for 5860 Fitzpatrick Road. New Construction – 1,850 cu yd. The affected neighbors had been notified of the plan and no objections were submitted. Noted that most of the planned grading is for a proposed basement.

Motion: Tenenbaum

Second: Hawk

Resolution: The Board of Directors approved the architectural grading request for 5860 Fitzpatrick Road with the condition that a proper grading plan be prepared by a licensed civil engineer and submitted to the architectural committee for review and approval prior to the commencement of any grading work.

The motion carried unanimously.

2) 24300 Little Valley Road

The Board of Directors reviewed and discussed the architectural grading matter presented for 24300 Little Valley Road. New Construction – 13,690 cu yd. Written objections submitted by affected neighbors were taken into consideration.

Resolution: Tabled for additional information. The Board of Directors will be scheduling a site visit to the property in order to review the full scope of proposed grading work.

3) 5949 Spring Valley Road

The Board of Directors reviewed and discussed the architectural grading matter presented for 5949 Spring Valley Road. New Construction – 3,816 cu yd. Written objections submitted by affected neighbors were taken into consideration.

Resolution: Tabled for additional information. The Board of Directors currently is not supportive of the grading request due to safety concerns regarding the

gas lines on the property. SoCal Gas should review the grading plan and provide written documentation stating that the proposed grading is safe, at which point the plan may be resubmitted for review and consideration. Noted that as of today, Owner and Plan Designer have not yet received updated guidelines from Gas. Co.

4) 24232 Long Valley Road

The Board of Directors reviewed and discussed the architectural grading matter presented for 24232 Long Valley Road. Backyard landscaping – 1,714 cu yd. The affected neighbors had been notified of the plan and no objections were submitted.

Motion: Tenenbaum
Second: Raznick

Resolution: The Board of Directors approved the architectural grading request for 24232 Long Valley Road.

The motion carried unanimously.

b. Architectural Variance Requests:

1) 25045 Jim Bridger Road

The Board of Directors reviewed and discussed the architectural variance request presented for the proposed installation of a retaining wall at 25045 Jim Bridger Road. The affected neighbors had been notified of the request and no objections were submitted.

Motion: Hawk
Second: Tenenbaum

Resolution: The Board of Directors approved the architectural variance request for 25045 Jim Bridger Road.

The motion carried unanimously.

2) 24810 Jacob Hamblin Road

The Board reviewed and discussed the architectural variance request presented for the proposed installation of a trash enclosure at 24810 Jacob Hamblin Road. The affected neighbor was allowed to comment and state objection.

Motion: Tenenbaum
Second: Hawk

Resolution: The Board of Directors approved the architectural variance request for 24810 Jacob Hamblin Road.

The motion carried unanimously.

c. Architectural Lot Merger Request:

1) 24895 Long Valley Road

The Board of Directors reviewed and discussed the architectural lot merger request for 24895 Long Valley Road and 24878 Eldorado Meadow Road. Written objections submitted by affected neighbors were taken into consideration. Noted also that architectural committee did not support this merger request.

Resolution: Tabled for additional homeowner feedback and additional information regarding homeowner commitment on scope of work and construction timeline.

d. Encroachment Permit Requests:

The Board of Directors reviewed the following encroachment permits issued by management:

- 1) 5275 Road Meadow Road – SoCal Edison/Electrical Transformer
- 2) 5275 Road Meadow Road – SoCal Gas/Gas Line Install
- 3) 5464 Jed Smith Road – SoCal Edison/Update 2 existing poles
- 4) 5625 Penland Road – SoCal Edison/Update 1 existing pole
- 5) 24227 Bridle Trail Road – SoCal Edison/Emergency
- 6) 6097 Spring Valley Road – Trail access for weed abatement
- 7) 5752 Hilltop Road - Trail access for weed abatement
- 8) 25079 Jim Bridger Road – Trail access for property
- 9) 24150 Hidden Ridge Road – Parkway Dumpster

Resolution: No action taken. Reviewed and filed.

e. Draft Amended/Restated CC&Rs & Bylaws

- 1) The Board of Directors discussed the Town Hall event held on May 11, 2023, for homeowner input and comments on the proposed draft amended/restated CC&Rs and Bylaws. The appointment of a CC&Rs/Bylaws subcommittee was also discussed with the intent to restart the process with clean documents that incorporate the recent homeowner feedback from the Town Hall and the planned community Survey. It was recommended that Board member Linda Raznick and HHCA member Glen Kulik be appointed to the subcommittee.

Motion: Epstein
Second: Bellissimo

Resolution: The Board of Directors approved the appointment of Linda Raznick and Glen Kulik to the CC&Rs/Bylaws subcommittee.

The motion carried unanimously.

- 3) The Board of Directors discussed the proposed timeline schedule following appointment of the CC&Rs/Bylaws subcommittee.

Resolution: Timeline tabled until the subcommittee reviews homeowner comments/feedback and proposes new draft documents.

f. Proptia Project Status and Update

The most recent Proptia project status and update was provided by John McGinnis during the Technology Committee report earlier in the meeting.

g. Directors Topics

In response to the May 11, 2023, community Town Hall event, the Board of Directors will be circulating a community-wide Survey with questions related to the proposed revisions to the Association's CC&Rs and Bylaws. The Survey will be sent out via Survey Monkey and homeowners will have 1 week to respond.

8. MANAGEMENT REPORT

General Manager Erin Tudron provided reminders on the following topics:

- Revised Community Restroom Policy – The community restrooms will be unlocked during daylight hours/7 days a week. They will also be unlocked during any community social events, theatre performances, etc.
- Management is working on obtaining comparative proposals for the needed replacement of the pool furniture at the community center.
- Annual Weed Abatement Reminder – The LA County Fire Department started its inspections on May 1st. Property owners not in compliance will have 30 days to complete any noted corrections.

9. NEXT MEETING DATE

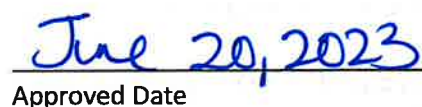
The next General Session Meeting of the HHCA Board of Directors is scheduled for Tuesday, June 20, 2023 at 6:30 P.M. via Zoom Video Conference.

10. ADJOURNMENT

There being no further business to conduct in General Session, the meeting was adjourned at 9:49 P.M.

ATTEST:


Signature


Approved Date