

**HIDDEN HILLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 18, 2022 - 6:30 PM
Meeting is being held via Zoom Video Conference**

MINUTES

Board Members Present: David Stanley, President
John McGinnis, Vice President
Linda Raznick, Secretary
Eric Epstein, Director
Lizabeth Moses, Director
Mitch Jacobs, Director

Other Officers: Bob Berns, Treasurer

Board Members Absent: David Brien, Director

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

Call to Order:

The meeting was called to order at 6:32 PM

Approval of Minutes

The Board of Directors reviewed the September 20, 2022, draft meeting minutes.

Motion: Raznick
Second: Epstein

Resolved: The Board of Directors approves the September 20, 2022, draft meeting minutes.

The motion carried 5/0/1 (abstain Jacobs)

Treasurer's Report

Bob Berns provided a verbal report of the current operating budget and status of items including the annual insurance policy renewal and the audit.

Motion: Motion: Moses
 Second: McGinnis

Resolved: The Board of Directors approve and accept the September 30, 2022, ending financial statements subject to audit.

The motion carried unanimously.

Committee Reports:

- a. Equestrian Services Committee – Keith Christian, Chair
The committee reported on trail closures and sandbags on trails.
- b. Roads Committee, Mike Kotal, Chair
The committee reported on the Ashley Ridge project which has an anticipated start date during April 2023.
- c. Gates and Patrol Services, Jeff Korchek, Chair
A report on the signs for Mureau Road and Round Meadow Gate was provided. Management is working on the proposal for the final items for the Burbank Gate remodel project.
- d. Parks and Rec Committee, Carrie Levis, Chair
The recent senior event was mentioned with a thank you to Tamika, Peggy and Jill for their efforts. The upcoming Halloween party was announced. A program to inform residents and teenagers about Fentanyl is also scheduled and being supported by resident Mali Nahum.
- e. Theater Committee, Karleen Basch, Chair
The float entered into the Fiesta received 3rd place. The committee is interviewing Westside Children’s Theater Company and Class Act. Upcoming events include a production in January 2023 and Author Randall Wallace scheduled in February 2023.
- f. Landscape Committee, Rob Mahterian, Chair
Tree issues and scheduled tree removals were mentioned. Due to tree disease, there are inherent failures and tree losses which result in the removals.
- g. Technology Committee – Eric Epstein, Liaison
The committee has been reviewing the website and community cameras for

upgrades and updates.

- h. Architectural Committee – Robert Mahterian, Chair/Ryan Levis, Consultant Inspector Kyle Johnson was introduced. Kyle will be assisting with inspections and reporting of active projects.
- i. Report on City Council Meeting – Liz Moses, Liaison
The Fiber to the Home project was discussed at the most recent council meeting.

Unfinished/New Business:

Saddle Creek Arena, Swing set Proposal

During the recent Parks & Recs Committee meeting, homeowner Lonna Weber presented a request to add a swing set at the Saddle Creek Arena. The Board of Directors is in support of the project and requested additional proposals/information.

Saddle Creek Arena, Bark Park

During the recent Parks & Recs Committee meeting, homeowner Audie Lenkov presented a request to add a Bark Park at the Saddle Creek Arena. A proposed conceptual design was reviewed by the Board. Management was directed to obtain further information including the proposed location and insurance policy impact.

Jed Smith Sink Hole Project

The Board of Directors reviewed proposals for engineering services.

Motion: McGinnis
Second: Moses

Resolved: The Board of Directors approves the proposal presented by WEM & Associates, Inc. at a cost not to exceed \$10,000.00 for engineering services.

The motion carried unanimously.

Architectural Standards Revisions

The Board announced the upcoming revision to the standards and that the first draft of revisions is being reviewed.

Round Meadow Gate Access

The restriction began on Monday, October 17, 2022, no concerns were reported.

Document Scanning Vendor

This item was tabled at the August 2022 meeting. Management was directed to solicit an additional proposal which was reviewed by the Board of Directors.

Motion: Raznick
Second: Moses

Resolved: The Board of Directors approves the proposal presented by DRM for digitizing architectural and other association records.

Trail Patrol Proposal

Covered Six has provided the enclosed proposal for added trail patrols. This is a seasonal added patrol, at a rate of \$35.00 per hour. The Board of Directors reviewed the financial impact of approximately \$10,000.00 plus fuel expenses.

Motion: Moses
Second: McGinnis

Resolved: The Board of Directors approves the proposal as presented by Covered Six.

Spring Valley Arena Project Update

The initial design concept has been provided to the Board of Directors.

Fence Proposal (PAGE 58)

Dynamic Fence has provided the proposal at a cost of \$7,556.00 to install a chain link fence at the boundary of John Muir Road.

Proposed resolution: The Board of Directors approves the proposal as presented by Dynamic Fence.

Directors Topics

Place holder for any Board of Directors topics to be considered. The Board Member Code of Conduct was approved and will be posted to the community website.

Management Report

A report of recent events included the upcoming annual meeting. The Candidate Forum is proposed to be held in November 2022. The date will be confirmed with all candidates.

Summary of Executive Session

The Board of Directors met in Executive Session on October 11, 2022, to review legal matters, collections, litigation, and enforcement as permitted by Civil Code.

Open Forum:

Members in attendance presented items including Fiber to the Home, Round Meadow gate closure and Members rights to speak during the meeting.

Next Meeting Date

The next meeting is confirmed as November 15, 2022, at 6:30 PM via zoom.

Adjournment

There being no further business to conduct, the meeting was adjourned at 8:08 PM.

ATTEST:

Approved at the November 15, 2022 meeting
Date