

Top O' Topanga Homeowners Association
Board of Directors Meeting
Regular Session: 6:00 P.M. to 9:00 P.M.
October 24, 2005

A. CALL TO ORDER

The meeting was called to order by President Andrea Tice.
Meeting held in the Clubhouse Library, Top O' Topanga.

B. ROLL CALL

Present: President Andrea Tice, Derek Christopher, Neal Grabowski, Carol Piekaar, Stephen Murray, Geo Snelling

Absent: Stephen Braun

Lordon Management Representatives: Donalea Bauer, Melinda Tolbert

Guests: David Soliz/Onsite Manager/Recording secretary

C. SECRETARY'S REPORT

Carol Piekaar motioned to accept the minutes and Derek Christopher seconded the motion and the motion was carried unanimously.

D. TREASURER'S REPORT

"In accordance with Title 6, Section 1365.5 of the California Civil Code", the Association's reconciliation's and reserve accounts has been reviewed by the entire Board of Directors.

As of 9/30/2005

Total Assets: \$1,149,430.38

Current monthly surplus: \$-15,900.61

Current yearly surplus: \$31,216.23

Total Assets: Financials reviewed.

1. The following are investment accounts requiring Board decision: None at this time

E. COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE

No report

EMERGENCY PREPAREDNESS COMMITTEE

Linda Alterman; Emergency Committee Chair: Linda reported that an Emergency Disaster Preparedness presentation has been tentatively scheduled with the Fire Department, hosted by Captain Ross for December 10, 2005. Melinda and David are to work with Linda in putting a flyer together for distribution. Derek Christopher 'springed' to underwrite the cost for coffee, donuts, and other amenities.

She has recruited 5 new members to the committee. The county has published a survival guide and a distribution of 13,000 copies has been made at a cost of \$40,000, using Topanga residents as a pilot.

PARKING COMMITTEE

SOCIAL COMMITTEE

ZUNI PARK COMMITTEE:

ARCS COMMITTEE:

TAX COMMITTEE:

RV COMMITTEE:

LANDSCAPE COMMITTEE:

INFRASTRUCTURE COMMITTEE:

ONE WAY STREET COMMITTEE:

Lordon to request that Miriam Fehring send a report to the board.

F. BOARD BUSINESS:

G. OPEN FORUM

1. Dale Eminente; 1302 Zuni: Status on Zuni Park? Geo Snelling deferred response to Neal Grabowski. Neal to follow-up.
2. Rhonda Malmlund; 132 Pueblo: Clubhouse is in need of new furniture. Neal Grabowski to contact Ashland Furniture for bid/pricing.

3. Donna Young; 131 Pueblo: Has not seen evidence of a Halloween Committee, flyers, ribbons? Dale Eminente volunteered to follow-up on ribbons.
4. Vern Poore; 104 Pawnee: 1. 3 little dogs loose and without a leash? 2. Thanked the board for the pit bull exit. 3. There was Saturday night parking?
5. Gino Picciolo; 149 Apache: Some street lamps are still out and when will they be installed? Neal Grabowski assured Gino that the lamps will be installed before the next meeting. Gino's lamp will be the first to be installed.
6. Miriam Claire; 1133 Mohawk: Congratulations to David Soliz for his management.
7. Terry Zeyen; 1197 Cherokee: The Duratube box is not the color that he likes. Would like to see it painted black. Board to discuss if coloring is allowable. Also, non-HOA flyers in his box? The boxes are to be used for HOA business only.
8. Mark Polifka; 1132 Mohawk: Walnut trees on the slope need to be trimmed? David Soliz to follow-up.

H. HOMEOWNER REQUEST (waiver/reimbursement requests/architectural approval)

NEW BUSINESS

1. Duratubes: To be left as is and painting is to not be allowed.
2. SCE main switch panel that could use lock & key: SCE reads a Master Meter at this location. The emergency logistics and access needs to be addressed by SCE.

I. OLD BUSINESS

1. Lights/Street lamps: Harry Brice/SCI is working with CED to get missing lamps installed. Missing lights to addressed by SCI.
2. Realtor Kiosk – Mailbox holder obtained by Melinda.

J. OTHER

The Board of Directors next Executive session will be held on November 21, 2005 at 5:00 P.M. at the Top O'Topanga Clubhouse. The Executive Session

will be held to consider litigation, matters related to advice of legal counsel, personnel matters (to take place during Open Session unless it is requested by the person/s that the matter/s be heard in Executive Session), third party contracts relating to the discipline of an Association member (to take place during Open Session unless it is requested by the Association member/s that the matter/s to be heard in Executive) per the California Civil Code, Section 1363.

L. ADJOURNMENT

There being no further business to consider at this time the meeting was adjourned at 9:30 P.M.

Next Regular Session Meeting:
2005

Date: November 21,

Place: Top O'Topanga Clubhouse
Time: 6.00 P.M.

Submitted by:

Date:

David Soliz

Signature of Corporate Secretary:

Date:

Geo Snelling

DISCLAIMER NOTICE: Any changes in the above minutes will be reflected on the next Month's Board of Directors Meeting Minutes.