

**Top O' Topanga Homeowners Association**  
Board of Directors Meeting  
Regular Session: 6:00 P.M. to 9:00 P.M.  
October 23, 2006

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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, Susan Garrigan,  
Neal Grabowski (phone-in), Geo Snelling, Sandy Zaouk

Absent: Miriam Claire

Lordon Management Representatives: Melinda Tolbert  
Guests: David Soliz/Onsite Manager/Recording secretary

C. SECRETARY'S REPORT

Sandy Zaouk motioned to accept the minutes with the following corrections: 1. Page 2, SOCIAL COMMITTEE: change ('Halloween' to 'Halloween'), 2. Page 2, OPEN FORUM, item 1: change (1. Driving at night and had to come to a complete stop) to (1. Driving at night and had to come to a complete stop because of no lights and dark streets.). 3. Page 2, OPEN FORUM, item 2: change ('Halloween ribbons is' to 'Halloween ribbons are'), 4. Page 3, OPEN FORUM, item 6: change ('there') to ('their'). Geo Snelling seconded the motion and the motion was carried unanimously.

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.

Total Assets: \$1,256,531.89

Current monthly Deficit \$ 1,494.96

Current yearly Deficit \$ -28,559.48

Total Assets: Financials reviewed.

1. The following are investment accounts requiring Board decision:

CD's maturing this month:

\$50,000	4.260%	11/1/06
\$50,000	4.99%	11/10/06

Sandy Zaouk motioned to extend the term for another 3 months.  
Derek Christopher seconded the motion and the motion was carried unanimously.

#### D. COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE

EMERGENCY PREPAREDNESS COMMITTEE

PARKING COMMITTEE

SOCIAL COMMITTEE: Marilyn Seeberg: Halloween party was a success.  
There were 7 volunteers. Looking into a Saturday Vegas night and  
holiday pot luck.

ZUNI PARK COMMITTEE:

ARCS COMMITTEE:

TAX COMMITTEE:

RV COMMITTEE:

LANDSCAPE COMMITTEE:

INFRASTRUCTURE COMMITTEE:

ONE WAY STREET COMMITTEE:

E. BOARD BUSINESS:

F. OPEN FORUM

1. Marilyn Seeberg, 154 Apache: The Navajo/Comanche parking lot needs crash posts on the no parking striped zone because vehicles are parking there. David Soliz to follow-up.
2. John Stevens, 1313 Zuni: 1. Security guards for the TCEP event worked out. 2. Reminded everyone that yellow and green parking forms can be used when parking in the common area.
  
3. Vern Poore, 104 Pawnee: 1. Dog 'poop' is still a problem. 2. two vehicles were parked overnight by on the clubhouse runway during an event over the weekend. There was a carpenter shop at the pool entrance and Louise Ewing couldn't get in to use the pool. She needs the pool for therapy because she has a fractured 3<sup>rd</sup> lumbar. 3. Some residents have 3 dogs. The rule is 2 pets. 4. Vern stated that he looked at the Solar light on Pawnee and does not like it. The Board responded that a project is underway to find the 'dark spots' in the community.
4. Mark Polifka, 1132 Mohawk: There are many dog issues. Mark has seen an Akida dog and this is one type of dog not allowed in the community. David Soliz to follow-up.

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

NEW BUSINESS

1. Guard Shack to be discussed during the April 2007 meeting.
2. Election package to disclose state changes: 1. By March of the election year, 3 ballot inspectors must be selected. 2. Towing distance cannot be greater than 10 miles. Information to be mailed to resident by February of that year

H. OLD BUSINESS

1. Bids needed for Back-up generators.
2. New bids for asphalt replacement to be obtained by Melinda Tolbert. Neal Grabowski to recommend additional vendors.

3. Infrastructure: Board discussion on different options to fund the cost of the infrastructure; cost of bond or loan, government rebates, assessment, local credits.
4. Parking: Options and procedures are under review.
5. Emergency information hotline: David Soliz to follow-up
6. Board is reviewing the option of electrical upgrade and street improvement.
7. Melinda Tolbert to contact vendor to add trees, benches and sprinklers to children's playground. Geo Snelling motioned to purchase an awning plus 6 trees, bark and new bench. Susan Garrigan seconded the motion and the motion was carried unanimously.
8. Permit Application for common area parking under review.
9. Garage usage for intended usage is under review.

#### I. OTHER

The Board of Directors next Executive session will be held on November 27, 2006 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 8:00 P.M.

Next Regular Session Meeting:

Date: November 27, 2006  
Place: Top O'Topanga Clubhouse  
Time: 6.00 P.M.

Submitted by:

Date:

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David Soliz

Signature of Corporate Secretary:

Date:

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Geo Snelling

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