

Top O' Topanga Homeowners Association
 Board of Directors Meeting
 Regular Session: 6:00 P.M. to 9:00 P.M.
 September 25, 2006

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, Miriam Claire,
 Susan Garrigan, Neal Grabowski, Geo Snelling, Sandy Zaouk

Lordon Management Representatives: Donalea Bauer, 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, G. OPEN FORUM, item 4, Vern Poore: change 'poo' to 'poop', 2. Item 4 and 6: change 'Mariam Claire' to Miriam Claire. Geo Snelling 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 8/31/2006

Total Assets: \$1,254,801.48
 Current monthly Deficit \$ -4,706.17
 Current yearly Deficit \$ -30,054.44
 Total Assets: Financials reviewed.

1. The following are investment accounts requiring Board decision:

CD's maturing this month:		
\$25,000.00	4.780%	10/23/06
\$100,000.00	4.780%	10/23/06
\$100,000.00	4.780%	10/23/06

Geo Snelling motioned to have Sue Garrigan shop for best rates for 6,9, 12 month CDs.

Neal Grabowski seconded the motion and the motion was carried unanimously.

E. COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE

EMERGENCY PREPAREDNESS COMMITTEE

PARKING COMMITTEE

SOCIAL COMMITTEE : Melinda Tolbert stated that Marilyn Seeberg and Stan Smith are committee members. Susan Garrigan, Board member, is the sponsor. A Halloween party is being planned for the Sunday before Halloween at the clubhouse. Punch, snacks and goodies will be served. Parents need to accompany the children. Flyers will be distributed. The Board recommended orange ribbons be used to identify the residents that would like to participate. John Stevens volunteered his services for distribution. Additionally, the committee is looking into a holiday boutique and the formation of a musical group.

ZUNI PARK COMMITTEE:

ARCS COMMITTEE:

TAX COMMITTEE:

RV COMMITTEE:

LANDSCAPE COMMITTEE:

INFRASTRUCTURE COMMITTEE:

ONE WAY STREET COMMITTEE:

F. BOARD BUSINESS:

G. OPEN FORUM

1. Joe Zaouk; 1205 Supi: 1. Driving at night and had to come to a complete stop. Board response: Missing

lights are currently being installed. Joe Zaouk would like to see the list when complete.

2. Donna Young; 1131 Pueblo: 1. Thanked the Board for new flags at the entrance. 2. Halloween ribbons is a great idea. 3. When doing street replacement, make sure when asphalt work is done that they don't remove or lose the survey marking pins. They need to mark these and make sure they are correctly installed.
3. John Stevens; 1313 Zuni: 1. Has received a Ham license to operate for TCEP to communicate with other agencies when there is an emergency. He is part of the Topanga Emergency Neighborhood Network. His first priority is TCEP during a major disaster. If it is necessary to contact him, call the HOA office. 2. Parking is better.
4. Marc Resnikoff; 1125 Mohawk: 1. Palms didn't get trimmed. Please get the tree company to trim the trees. 2. When will the street light be installed? David Soliz to follow-up and install a light.
5. Bert Grossi; 143 Navajo: I have talked with Melinda Tolbert about tree trimming and she is to follow-up.
6. Stan Smith, 1111 Cherokee: 1. Thanks for the tree trimming. 2. Noticed that there is dog 'poop' and some residents do not have their dog on a leash.

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

NEW BUSINESS

1. Mapping and maps of common area parking lots to be done. David Soliz to follow-up.
2. New bids for asphalt replacement to be obtained by Melinda Tolbert.
3. Laundry: COINMACH is the vendor. Board to review copy of the contract. David Soliz to follow-up.

I. OLD BUSINESS

1. Bids needed for Back-up generators.
2. Infrastructure: Board discussion on different options to fund the cost of the infrastructure; cost of bond or loan, government rebates, assessment, local credits.
3. Parking: Options and procedures are under review.
4. Emergency information hotline: David Soliz to follow-up

5. Board is reviewing the option of electrical upgrade and street improvement.
6. 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.
7. Permit Application for common area parking under review.
8. Garage usage for intended usage is under review.
9. Lights/Street Lamps: HOA managing the 'missing lamp installation' project. Parts vendor located. Additional parts being ordered.

J. OTHER

The Board of Directors next Executive session will be held on October 23, 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 10:00 P.M.

Next Regular Session Meeting:

Date: October 23, 2006
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.