

**Top O' Topanga Homeowners Association**  
Board of Directors Meeting  
Regular Session: 7:00 P.M. to 9:00 P.M.  
November 26, 2007

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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, 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 approve the minutes with the following changes: Change occurrences of 'neighborhood watch' to 'Neighborhood Watch'. Page 4, NEW BUSINESS, item 2: Change 'representatives of the Sheriff's department' to 'representatives of the Lost Hills Sheriff's Department'. Miriam Claire 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 11/26/2007

|                                    |                 |
|------------------------------------|-----------------|
| Total Assets:                      | \$1,125,512.13  |
| Current monthly surplus:           | \$25,484.57     |
| Current yearly deficit             | (\$- 18,725.44) |
| Total Assets: Financials reviewed. |                 |

1. The following are investment accounts requiring Board decision:

| Maturity Date | CD's Maturing this month | Current Balance | Current Rate |
|---------------|--------------------------|-----------------|--------------|
|               | Chevy Chase Bank         | \$100,000       | 4.610%       |
| 12/24/2007    |                          |                 |              |
|               | Park National Bank       | \$100,000       | 4.980%       |
| 12/20/2007    |                          |                 |              |

Sandy Zaouk motioned to invest one CD for a 60 day term and the second CD for a 6 month term. Neal Grabowski seconded the motion and the motion was carried unanimously.

#### E. COMMITTEE REPORTS

##### ARCHITECTURAL COMMITTEE

No Report

##### EMERGENCY PREPAREDNESS COMMITTEE

No Report

##### PARKING COMMITTEE

No Report

##### SOCIAL COMMITTEE

Marilyn Seeberg, Chairman, reported that the Halloween Party was a great success and thanked everyone that assisted in the success. Marilyn stated that there could be another Pot Luck Party planned in the near future.

##### ZUNI PARK COMMITTEE:

No Report

##### ARCS COMMITTEE:

No Report

##### TAX COMMITTEE:

No Report

##### RV COMMITTEE:

No Report

##### LANDSCAPE COMMITTEE:

No Report

##### INFRASTRUCTURE COMMITTEE:

No Report

##### ONE WAY STREET COMMITTEE:

No Report

NEIGHBORHOOD WATCH COMMITTEE:

No Report

F. BOARD BUSINESS:

G. OPEN FORUM:

1. Stan Smith, 1111 Cherokee: 1. Stan said that cars still speed and that signs don't help. He asked if speed bumps, Dots, or other devices have been looked into for usage to slow cars down. The Board responded that these items have been looked into and for various reasons (noisy, costly, etc.) have been declined for installation. 2. Paper delivery vendor, Daily News speeds in the early morning. David Soliz to follow-up.
2. Dawn Moore, 1179 Aztec: Dawn introduced herself as a new resident.
3. John Stevens, 1313 Zuni: 1. John stated that there is no quick fix for speeders and asked the attending residents to write down license number, make of car and report it the HOA office. 2. John mentioned that he is willing to facilitate an emergency class on CPR, etc. if there is need and enough interest by the community.
4. David Snyder, 1300 Zuni: Kids are skateboarding near the planter and this should not be allowed. Lordon Management to follow-up with a warning statement in a newsletter.
5. Mark Polifka, 1332 Mohawk: Previous minutes need to be corrected with the correct month.
6. Andrea Tice, President, announced that the next Board meeting is scheduled for December 17, 2007.

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

None at this time

NEW BUSINESS

1. **Guard Shack:** Miriam Claire and Melinda Tolbert to obtain additional bids for the guard shack at the front gate.
2. **Basketball:** Can't be allowed if there is a safety violation, or a noise nuisance and will be handled like any other violation.
3. **Front Gates:** Per the vendor, Advanced Access, the front gates are not build for 24X7 usage.
- 4.

OLD BUSINESS

1. Parking: Options and procedures are under review. Deferred until next meeting. This will be an Andrea Tice/Donalea Bauer presentation
2. Awning for Children's playground. Melinda Tolbert looking at alternatives.
3. Cell Towers: Neal Grabowski is pursuing a potential source of revenue for the HOA and will be contacting cell tower vendors

I. OTHER

The Board of Directors next Executive session will be held on December 17, 2007 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

