

Top O' Topanga Homeowners Association
Board of Directors Meeting
Regular Session: 7:45 P.M. to 9:00 P.M.
September 24, 2007

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

Derek Christopher motioned to approve the minutes with the following changes: Page 1, B. ROLL CALL – change: add a space prior to C. SECRETARY'S REPORT Page 2, G. OPEN FORUM, 1.3: change 'Seeing cigarette butts around the community?' to 'While walking Stan noticed cigarette butts throughout the community'; G.3.1: change 'Dona' to 'Donna', Page 3, G. OPEN FORUM, item 4: change 'Part C of the park liability insurance report shows that the clubhouse is not adequately insured?' to 'Mark stated that Part C of the park liability insurance report shows that the clubhouse is not adequately insured.'. Page 3, item 7: change 'relief' to 'relieve', Page 3, item 9: change Susan Garrigan' to 'Sandy Zaouk'. Sandy Zaouk 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 8/27/2007

Total Assets:	\$1,146,155.39
Current monthly surplus:	(\$- 2,531.96)

Current yearly surplus (\$- 11,250.06)
 Total Assets: Financials reviewed.

1. The following are investment accounts requiring Board decision:

Maturity Date	CD's Maturing this month	Current Balance	Current Rate
10/29/2007	TCM Bank	\$100,000	4.93%
10/24/2007	Rep.Fed. Bank	\$100,000	4.96%
10/25/2007	First Regional	\$100,000	4.94%
10/24/2007	Chevy Chase	\$100,000	4.96%

Susan Garrigan recommended that TCM Bank be 30 days term, Republic Federal Bank be 60 days term, First Regional Bank be 90 days term and Chevy Chase 120 days.

E. COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE

No Report

EMERGENCY PREPAREDNESS COMMITTEE

No Report

PARKING COMMITTEE

No Report

SOCIAL COMMITTEE

No Report

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 asked for an explanation of the electrical failure on Labor Day weekend. Walt Lane from Subsurface gave the following explanation: The transformer that failed is over 40 years old. At some point the insulation begins to fail. To minimize the impact, maintenance should be done every 3 or 4 years. SCE and Subsurface checked the transformer that failed a year ago. Cal Sierra originally built the 3-phase transformer, which is no longer produced. Stan Smith asked why the aging transformers are not being replaced. Walt stated that this is already being done and those that are left have a cable limitation. 2. Stan Smith inquired into have the gate closed 24X7. Response: The BOD is looking into this.
2. Gino Picciolo, 149 Apache: 1. Gino stated that he never sees the current security. Gino stated that previously there were 2 security guards. The BOD response was that the current security routine is random and has been more effective. Also, that a neighborhood watch meeting will be held this week and a flier will be distributed.
3. Wayne Meade, 1137 Mohawk: 1. I know that cameras are posted around the clubhouse, but I did not see a camera on the front side.
4. Sandy Dwyer, 1103 Cherokee: Sandy stated that the gates should be closed during the day and code changes should be done by each owner.
5. Miriam Claire, 179 Comanche: 1. Stated that 53 households want a location to play basketball. A possible site would be the clubhouse. Talmadge Johnson stated that a location for outside activities is needed. Several members in the audience continued to speak and Miriam Claire insisted the BOD allow the discussion to continue. Due to time constraints on the

BOD, Miriam Claire was reminded that other priorities were pending. The BOD stated that they will look into the matter. Miriam Claire is to draft a proposal to use the ballroom as a play area.

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

None at this time

NEW BUSINESS

1. **Clubhouse Insurance:** Per Susan Garrigan, the clubhouse insurance has been increased to \$1.2 million. This equates to \$146.00 per Sq.ft. The official address is 3360 N. Topanga Canyon Blvd., Topanga, CA. 90290-4373. **Budget:** This item will be the most important for the next BOD meeting.
2. **Close the entrance gate 24X7:** Miriam Claire stated that a neighborhood watch meeting is scheduled for Wednesday, September 26, 2007 and notices have been distributed to Viewridge and Summit Pointe and representatives of the sheriff's department will be speaking. Miriam asked that any discussion be deferred until the sheriff's view point and recommendations are known. Miriam will email a memo to the BOD and management after the meeting.
3. **Special meeting:** A special meeting is to be scheduled to continue discussion on BOD unfinished business.

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
4. **Cathodic Protection:** Geo Snelling motioned to accept Pacific States recommendation, due to gas lines and water lines touching throughout the park cathodic protection is not feasible overall. To do due diligence as requested by the CPUC, new house installations will require cathodic protection. The ARC committee documentation is to be updated to reflect the change. Miriam Claire seconded the motion and the motion was carried unanimously

