

## **Top O' Topanga Homeowners Association**

Board of Directors Meeting

Regular Session: 6:00 P.M. to 6:30 P.M.

October 26, 2009

\*\*\*\*\*

### 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 (via phone), Perri Lyn Melnick, Geo Snelling

Lordon Management Representatives: Donalea Bauer, Ria Carrillo

Guests: David Soliz/Onsite Manager/Recording secretary

### C. SECRETARY'S REPORT

Geo Snelling motioned to approve the minutes with the following changes: Remove second asterisk line at the top. 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 and reserve accounts has been reviewed by the entire Board of Directors.

Total Assets:	\$1,518,958.68
Checking Account Balance	\$334,494.89
Total Reserves	\$1,229,345.36

Current monthly: Surplus/Deficit (-): 7,270.09

Current yearly: Surplus/Deficit (-): 94,949.84

\*\*\* If applicable – reason for deficit: Admin, utilities, contracted services and maintenance.

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

No Report

PARKING COMMITTEE

No Report

SOCIAL COMMITTEE

No Report

ZUNI PARK COMMITTEE

No Report

TAX COMMITTEE:

No Report

RV COMMITTEE:

No Report

ARCS COMMITTEE:

Dawn Moore reported on LARCS. Dawn thanked the Board. Miriam Claire recommended that the volunteer group have a timeline of start/finish on each project. Dawn Moore suggested that what volunteers don't finish, then a handyman be hired to finish the project. Ria to include subject in next newsletter.

F. BOARD BUSINESS:

ACCOUNTS LIENED:

Liens: Geo Snelling motioned to authorize Lordon Management to begin Lien proceedings on the following account/s based on stated terms:

058169860 - Lien

Perri Lyn Melnick seconded the motion and the motion was carried unanimously.

G. OPEN FORUM:

Stan Smith, 1111 Cherokee: 1. Stan's wife has run volunteer organizations and that it is better to give guidelines and not deadlines. 2. Traffic on Topanga Canyon Boulevard is hard to see when exiting and would like to see convex mirrors to help the driver. Ria to research on the mirrors. 3. Vehicles are exceeding 15 MPH. The response was that the BOD is addressing the issue.

Mark Polifka, 1132 Mohawk: 1. Mark asked about the cell tower status. 2. Fire hydrants have been pink for 4 weeks and would like to have a timeline on the project.

Marc Reznikoff, 1125 Mohawk. Speeding is a problem.

Selina Maher, 156 Apache: What is being done about speeding. The response is that the BOD met with Officer Tang and speeding is being addressed. If 10 or more residents request a community meeting, the CHP will have an officer meet with the community.

Wanda Snyder, 1301 Zuni: Wanda would like to know if there is a way to notify the community of volunteer projects. The response was that the newsletter could be used to inform the residents.

Miriam Claire, 179 Comanche: Miriam asked the audience if they know of any one interested in a jazz band to contact her.

#### H. NEW BUSINESS:

1. **TOT auditor:** Sue Garrigan motioned to retain Hacker Audit at a price between \$1450 and \$1600. Miriam Claire seconded the motion and the motion was carried unanimously.
2. **Budget:** Miriam Claire motioned to accept the budget with the following change: Change the maintenance G/L 80601 to 'Contracted slope/maintenance'. Geo Snelling seconded the motion and the motion was carried unanimously.
3. **FHA letter of approval:** Miriam Claire reported that the FHA letter for approval was rejected. Current assets are 31% funded. Pacific States letter of infrastructure longevity is needed information prior to re-submission.

## I. OLD BUSINESS:

1. **Landscaping/Maintenance Bids: (2-23-09)** Ria Carrillo to obtain bid from Green Valley. The intent is to plant indigenous plants to save water, money and to be more in keeping with our canyon location. **(10-26-09)** Current bids under review are Valley Crest, Gacho, and Valley View.
2. **(9-28-09)** RV Lot upgrade: Road based asphalt is under consideration. **(10-26-09)** Ria obtaining bids.
3. **(9-28-09)** Laundry Room: Ria to follow-up with COINMACH to determine how many machines required to have the HOA profit. **(10-26-09)** Ria contacted COINMACH and 1 dryer and 1 washer will be set on a trial basis.
4. **Board priority items:** 1. Parking 2. Water Treatment Plant 3. Electrical 4. Cathodic Protection 5. Infrastructure: Discussion on funding for the infrastructure.
5. **Parking:** Andrea Tice and Donalea Bauer presented Top O'Topanga Parking Guidelines document for Board review.

The Board of Directors next Executive session will be held on November 23, 2009 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 8:30 P.M.

Next Regular Session Meeting:

Date: November 23, 2009  
Place: Top O'Topanga Clubhouse

Time: 6.00 P.M.

Submitted by:

Date:

---

---

David Soliz

Signature of Corporate Secretary:

Date:

---

---

Perri Lyn Melnick

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