

Top O' Topanga Homeowners Association

Board of Directors Meeting

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

September 28, 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, Geo Snelling

Absent: Perri Lyn Melnick

Lordon Management Representatives: Donalea Bauer, Ria Carrillo

Guests: David Soliz/Onsite Manager/Recording secretary

C. SECRETARY'S REPORT

Susan Garrigan motioned to approve the minutes with the following changes: 1. Page 3, L. OPEN FORUM, Miriam Claire for Sandi Dwyer: Change 'Also, Sandi saw' to 'Also, Chris Kaufman saw'. 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 and reserve accounts has been reviewed by the entire Board of Directors.

Total Assets:	\$1,515,185.57
Checking Account Balance	\$292,283.33
Total Reserves	\$1,232,842.34
Current monthly: Surplus/Deficit (-):	2,688.81
Current yearly: Surplus/Deficit (-):	87,679.75

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

Total Assets: Financials reviewed.

1. The following are investment accounts requiring Board decision:

Sue Garrigan motioned to reinvest the following CDs for a term as stated. Geo Snelling seconded the motion and the motion was carried unanimously.

10/05/2009	0..700%	\$99,000	reinvest 3
months			
10/29/2009	0..850%	\$100,000	reinvest 6
months			
10/26/2009	0..550%	\$65,000	reinvest 3
months			

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 thanked the Board for their support. Per Dawn, ARCS is splitting into two committees, ARCS and LARCS. Dawn Moore and Teresa Hames will be involved with landscaping and restoration of common area facilities. Liz Cross will continue to chair the ARCS committee addressing house colors, landscaping, etc. Dawn stated

that LA magazine and Upwardly Mobile contain articles on Top O'Topanga and would like to see the information posted on the website. Dawn asked for the Board's permission to book the clubhouse on November 17, 2009 and waive the fees. Additionally, all TOT residents will be invited. On other topics, Loew's is offering a 10% discount on their paint products for TOT residents.

Susan Garrigan motioned to allow the usage of the clubhouse and waiving of fees. Derek Christopher seconded the motion and the motion was carried unanimously.

F. BOARD BUSINESS:

ACCOUNTS LIENED:

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

058158160 - Lien

058170140 - Lien

Derek Christopher seconded the motion and the motion was carried unanimously.

G. OPEN FORUM:

Tom Seeberg, 154 Apache: Tom would like to see a brief overview of the HOA short term and long term goals given at meetings.

Suzanne Jensen, 139 Pueblo: 1. Suzanne would like to see thank you letters from management not sent out. 2. The use of streets should be designed for safer access by residents by slowing the cars down, allowing walking, skateboarding and biking. 3. She reported a person took pictures of children when skateboarding. If it is my child let me know. 4. Playground has not been replenished with wood chips.

Selina Maher, 156 Apache: Recommended filing a speeding violation letter when it is known information and a fine should be charged against their account.

Marc Reznikoff, 1125 Mohawk: Marc saw night filming near the clubhouse. The response was to call security when a violation of this type is known.

H. NEW BUSINESS:

1. FHA: Miriam Claire to provide update.
2. Outage: TAFT Electric responded to a Labor Day emergency. A transformer blew up which impacted 34 houses and was replaced. Due to safety concerns and code, the housing, foundation, and wiring were updated. In the interim during the repair TAFT Electric used one of their transformers to provide electricity to the houses at no cost to the HOA. The cost to install a new transformer is in the range of \$30,000 to \$37,000.
3. RV Rental: Ria to check to see if there is a limit on the increase. David to follow-up on average cost of an RV rental in the local area (3 locations).
4. RV Lot upgrade: Road based asphalt is under consideration.
5. Laundry Room: Ria to follow-up with COINMACH to determine how many machines required to have the HOA profit.
6. Schedule CHP, Officer Tang on speeding control recommendations for next meeting.

I. OLD BUSINESS:

1. **Landscaping 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.
2. **Overall Maintenance: (2-23-09)** Ria Carrillo to obtain 3 bids.
3. **Board priority items:** 1. Parking 2. Water Treatment Plant 3. Electrical 4. Cathodic Protection 5. Infrastructure: Discussion on funding for the infrastructure.
4. **Parking:** Andrea Tice and Donalea Bauer presented Top O'Topanga Parking Guidelines document for Board review.

