

Top O'Topanga Homeowners Association

Board of Directors Meeting

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

October 25, 2010

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: Sue Garrigan, Teresa Hames, Geo Snelling, Piers Armstrong,
Neal Armstrong

Absent: Andrea Tice, Sandy Zaouk

Lordon Management Representatives: Donalea Bauer, Andrea Galindo
Guests: David Soliz/Onsite Manager/Recording secretary

C. SECRETARY'S REPORT

Teresa Hames motioned to approve the minutes with the following changes: Page 1, C. SECRETARY'S REPORT: Change 'the vacated Board position'. To 'the vacated Board position.' Piers Armstrong 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: As of August 23, 2010.

Total Assets:	\$1,712,663.84
Checking Account Balance	\$297,702.22
Total Reserves	\$1,359,103.30
Current Monthly Surplus	\$15,756.47
Current Yearly Surplus	\$69,996.15
Total Assets: Financials reviewed.	

The following are investment accounts requiring Board decision:
None as this time

E. COMMITTEE REPORTS:

ARCHITECTURAL COMMITTEE

No Report

EMERGENCY PREPAREDNESS COMMITTEE

No Report

PARKING COMMITTEE

No Report

SOCIAL COMMITTEE

Marylyn Seeberg submitted a request to host a community event to hear guest speaker Officer Teng on safety issues scheduled for sometime in November. The Board approved the request.

ZUNI PARK COMMITTEE

No Report

TAX COMMITTEE:

No Report

RV COMMITTEE:

No Report

ARCS COMMITTEE:

No Report

LARCS COMMITTEE:

No Report

K9 COMMITTEE:

No Report

BOARD BUSINESS:

ACCOUNTS LIENED:

The following are accounts that require lien authorization:

058169920

Sue Garrigan motioned to authorize Lordon Management to begin lien proceedings. Piers Armstrong seconded the motion and the motion was carried unanimously.

OPEN FORUM:

150 Apache, Tom Dukett: Tom was present for the regular session and asked if there would be an increase in HOA fess. The response was that there was a discussion on the utility infrastructure and the Board was working on a 9 year plan to control costs. 2. July and August were hot months and during this time the pool heater could be turned off. The response was that the pool heater is scheduled to be turned on after Easter and shut down after Halloween.

1146, Marc Resnikoff: Marc asked if there would be an increase in the fee assessment. The response was the Board is currently working on the budget. .

154 Apache, Tom Seeberg: Tom asked the question of what is meant by a 3-phase approach. The response was that the reserve study addresses a major future cost which is a three phase overhaul of the utilities in the community.

1132 Mohawk, Mark Polifka: Mark suggested that if the HOA allowed commercial filming in the community the profit could possibly offset raising HOA fees. Mark is to look into commercial filming contacts and updated the Board. 2. Mark noticed that TOT website information is appearing at other websites, Microsoft Cloud Computing for example. The response was that the TOT website is a public website and not a secured website. David Soliz is to contact the 'webmaster' to verify whether the website is public or secured.

F. NEW BUSINESS:

Clubhouse rental application and insurance requirements changes: Scheduled for the November Board meeting.

G. OLD BUSINESS:

1. **Board priority items:** 1. Infrastructure: Discussion on funding for the infrastructure. 2. Cathodic Protection 3. Laundry room 4. RV lot relocation and subdivision requirements. 4. Cell towers 5.Solar

The Board of Directors next Executive session will be held on November 22, 2010 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 9:30 P.M.

