

## Top O'Topanga Homeowners Association

Board of Directors Meeting

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

September 27, 2010

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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, Sue Garrigan, Teresa Hames, Geo Snelling, Piers Armstrong, Sandy Zaouk (on roll call after community affirmation)

Absent: Neal Grabowski

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 3, NEW BUSINESS: Add 'Sandy Zaouk, Derek Christopher, and Liz Cross are being considered for 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: \$1,638,557.77

Total Reserves \$1,319,877.49

Current Monthly Deficit \$28.59

Current Yearly Surplus \$35,428.39

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

No Report

ZUNI PARK COMMITTEE

No Report

TAX COMMITTEE:

No Report

RV COMMITTEE:

No Report

ARCS COMMITTEE:

Teresa Hames motioned to adopt the holiday lighting rule. Geo Snelling seconded the motion and the motion was carried unanimously.

LARCS COMMITTEE:

No Report

K9 COMMITTEE:

No Report

BOARD BUSINESS:

ACCOUNTS LIENED:

The following are accounts that require lien authorization:

058119640

058169860

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

OPEN FORUM:

Liz Cross, 111 Navajo: Liz asked when will the library globe will be installed. The response was that the handyman is being scheduled to install the globe when all the other hardware arrives. Liz would like to see a rule where a person illegally dropping off E-waste at the trash bins be fined.

Barbara Webb, 1140 Mohawk: Barbara would like to see the carrot wood trees at the children's playground removed and replaced by shade trees. The response was that a walkthrough was conducted with an arborist and stated that if the carrot wood trees are watered and fertilized properly they will grow into shade trees.

1313 Zuni, Germaine Cook: Germaine feels that the people that drop off E-waste at the bin are usually people moving out.

1140 Mohawk, Cindy Wessler: She would like to see a program addressing E-waste like a round-up day or street side E-waste pickup.

#### F. NEW BUSINESS:

**Board Appointment:** Liz Cross motioned to appoint Sandy Zaouk as a Board member to the vacated position of Perri Lynn Melnick. Cindy Wessler seconded the motion and the motion was carried unanimously.

**California Voting:** Top O'Topanga clubhouse will be used as a polling place for the November 2, 2010 elections.

**December Board meeting:** Board meeting scheduled for December 20 due to the holidays.

#### 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 October 25, 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

