

## Top O'Topanga Homeowners Association

Board of Directors Meeting

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

September 26, 2011

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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, Derek Christopher, Joe Zaouk, Piers Armstrong, Liz Cross, Teresa Hames

Absent: Neal Grabowski

Lordon Management Representatives: Donalea Bauer, Ariane Sowa  
Guests: David Soliz/Onsite Manager/Recording secretary

### C. SECRETARY'S REPORT

Derek Christopher motioned to approve the minutes. Joe Zaouk seconded the motion and the motion was carried.

### 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, 2011

Total Assets:	\$1,907,658.15
Checking Account Balance	\$405,603.42
Total Reserves	\$1,484,839.41
Current Monthly Surplus	\$ (6,865.48)
Current Yearly Surplus	\$ 67,718.69

Total Assets: Financials reviewed.

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

**RVL COMMITTEE:**

No Report

**ARCS COMMITTEE:**

No Report

**LARC COMMITTEE:**

No Report

**K9 COMMITTEE:**

No Report

**RV COMMITTEE:**

No Report

**BOARD BUSINESS:****ACCOUNTS LIENED:**

The following are accounts that require lien authorization:

058119620,058120230, 058169740

Derek Christopher motioned to authorize Lordon Management to begin lien proceedings. Liz Cross seconded the motion and the motion was carried.

**OPEN FORUM (Budget review in lieu of open forum):****F. NEW BUSINESS:**

1. Gym equipment maintenance
2. Pool fencing: bids to be obtained to improve pool fencing security.

**G. OLD BUSINESS:**

1. Clubhouse rental agreement and fees
2. Gym equipment – bids for a commercial grade vertical knee tower
3. Entry gates: Sample to be obtained to design a new gate system.
4. Dog park landscaping – bids needed

**Board priority items:** 1. Infrastructure 2. RV lot relocation and subdivision requirements. 3. Solar

