



LAKE LINDERO HOME OWNERS ASSOCIATION

5719 LAKE LINDERO DRIVE
AGOURA HILLS, CA 91301
HOA Regular Open Board Meeting

DATE: July, 17 2019 @ 7:30 p.m.

Meetings are posted inside the locked case outside on the wall and on the Website.

Present	Mike Umann	President
	David DiNapoli	Vice President
	Paul Bromley	Treasurer
	Hal Siegel	Secretary
	Michael Allan	Member at Large
Guest	Shelby Wagner	Lordon Management

AGENDA

CALLED TO ORDER:-Mike Umann; President called the meeting to order at 7:32pm

SECRETARY'S REPORT: The draft minutes of June 19th, 2019 will be read at next meeting.

TREASURER'S REPORT – In accordance with the California Civil Code, the Association’s bank reconciliations and reserve accounts have been reviewed by the entire Board of Directors.” **06/30/2019**

Total Current Assets \$229,781.51
Checking Account Balance \$62,671.70
Total Reserves \$170,000.00
Current Month Surplus \$30,321.04
YTD Deficit \$92,877.00

APPROVAL OF LIENS- Two accounts were reviewed. Board tabled and review again in August if accounts are still delinquent.

CEO Report (given by board president)

- Hearing on GPL case. Judge did not like GPL trying to move case too quickly. Next meeting in September. Judge put gag order on info and documents contained within time period of law suit.
- Golf Course Superintendent returned from FMLA and is no longer with the HOA.
- Currently receiving bids from groundskeepers for golf course and mini-parks.
- Sprinklers and some pipes are being replaced.

BOARD BUSINESS EZ LINK CONTRACT -Discussion ensued regarding the disputed contract and the disputed invoice in the amount of \$1300.00. Hal Siegel will reach out to the vendor and discuss terminating the contract and settlement of the outstanding invoice. Secretary made it clear that it was the boards responsibility for not using the vendor services and not canceling the contract prior.

CCR AMMENDMENT-The Board discussed the ongoing concern with the association’s governing documents, set to expire in November of 2019. Mike Umann made a motion to file the amended document prepared by Pamela Moore’s office extending the CCR’s to renew automatically, every 10 years. Hal Siegel seconded the motion and the motion carried. Dave Dinapolli- Yes, Paul Bromley- Yes, Michael Allan- No

BANK RECONCILIATIONS as of 06/25/19-Provided to the Board in the agenda materials for review/comment.

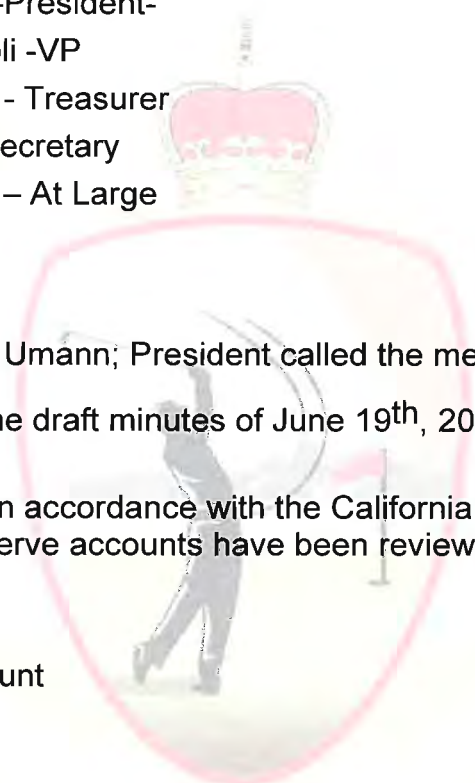


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AGOURA HILLS, CA 91301
HOA Regular Open Board Meeting DATE: July, 17 2019 @ 7:30 p.m.

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- Present:
- Mike Umann -President-
 - David DiNaopli -VP
 - Paul Bromley - Treasurer
 - Hal Siegel - Secretary
 - Michael Allan – At Large



CALLLED TO ORDER:-Mike Umann; President called the meeting to order at 7:32pm

SECRETARY'S REPORT: The draft minutes of June 19th, 2019 will be read at next meeting.

REASURER'S REPORT – In accordance with the California Civil Code, the Association's bank reconciliations and reserve accounts have been reviewed by the entire Board of Directors." 06/30/2019

Total Current Assets
 \$229,781.51 Checking Account
 Balance \$62,671.70 Total
 Reserves \$170,000.00
 Current Month Surplus
 \$30,321.04 YTD Deficit
 \$92,877.00

Approval of Liens: Two accounts were reviewed. Board tabled and will review again in August if accounts are still delinquent.

CEO Report (given by board president)

- Hearing on GPL case. GPL is losing nearly every hearing and the judge has issued a protective order on information.
- Golf Course Superintendent after given 8 weeks off and 1 of those weeks paid as a benefit from the LLHOA, never returned or gave notice. 2 Directors (Siegel and Allan) were allegedly working to sabotage the relationship.
- Currently the grounds crew will be taking care of the miniparks for a substantial savings of over \$1800 per month.
- Sprinklers and some pipes are continually being replaced.

1

BOARD BUSINESS EZ LINK CONTRACT -Discussion ensued regarding the

2

BID REVIEW -No bids reviewed on this date to report

OPEN FORUM: Open forum was held at this date.

Speakers- 6052 Hackers- Surety Bond, 30714 Lake Lindero- Budget concerns, 5824 Kinghorn- Request for cell records to Board , 5349 Captains Place- small claims, 5873 Lake Lindero Drive, 5371- Cape Horn- Cylinders in the canal.

- Vendor, Member stated their company has not been paid as promised for work complete in Club offices months ago.
- Member stated that he has not been reimbursed for his loaned equipment, from his business, to the HOA. Invoices have been submitted and confirmed received by HOA but not paid.
- An HOA Member inquired about the Attorney General Website, the LLHOA Corp Non Profit License
- Concern for the environment being created at the HOA that was hostile, laws were continuously being ignored by the board in its actions and was then causing member litigation. Asked leadership to change these acts and address the environment that has been created.
- Board was approached and asked to sign a document stating that they would provide their cell phone records for a specified time period to show that they didn't have discussions with GPL. Member, gave the board member at large, an additional document asking him to sign it stating that if he won his \$10,000 lawsuit against the HOA for not providing documents as required by law, that the member at large, would share the \$10,000 with the HOA.
- Evidence presented regarding a recent small claims court suit. Person sued HOA to honor pre-paid golf fees paid to GPL. There had been a statement that the man who sued did not have proof of his pre-payment and the member showed that he did. The man won his suit plus damages.
- A member raised several questions regarding the financial reports that were handed out. The member stated that the type of reporting being done was against accounting practice for our type of corporation and size and that we should be using a financial method known as accrual accounting. Suggested a financial committee to assist the board with these matters.
- Another member addressed the financial documents and asked if there is being something done to address the continuous downward trend in revenue in all of the remaining revenue producing areas of the business. Tennis, pool, pro shop, golf, golf range and summer camp are all down in revenue. Still non-operational/revenue producing are the restaurant, kitchen and office space.
- A member asked for the third time if the directors, officers and employees were bonded. The London representative responded that a Surety Bond for \$500,000 was purchased for the HOA.
- Several members discussed the state of the "grounds", primarily referring to the golf course. The board president stated they are looking better every day and have never looked better. There was quite a discussion about that and the room was called to order.

NEXT MEETING-The next meeting is scheduled for August 21st, 2019

ADJOURNMENT-The meeting adjourned at 9:00 p.m., per Board consensus.

Respectfully Submitted by:

Hal Siegel, Secretary

2

disputed contract that only Hal Siegel signed. This contract was an illegal contract for 2 years and Director Siegel signed without approval from the CEO or Board.

CCR AMMENDMENT-The Board discussed the ongoing concern with the association's governing documents, set to expire in November of 2019. Mike Umann made a motion to file the amended document prepared by Pamela Moore's office extending the CCR's to renew automatically, every 10 years. Hal Seigel seconded the motion and the motion carried. Dave Dinapolli- Yes, Paul Bromley- Yes, Michael Allan- No

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- Member stated their company has not been paid as promised for work complete in Club offices months ago. Taken under advisement
- Member stated that he has not been reimbursed for his loaned equipment, from his business, to the HOA. Invoices have been submitted and confirmed received by HOA but not paid. Taken under advisement
- An HOA Member inquired about the Attorney General Website, the LLHOA Corp Non Profit License.
- Expressed their repeated concern for the environment being created at the HOA that was hostile, laws were continuously being ignored by the board in its actions and was then causing member litigation. Asked leadership to change these acts and address the environment that has been created. Taken under advisement
- Board was approached and asked each board member to sign a document stating that they would provide their cell phone records for a specified time period to show that they didn't have discussions with GPL during the said time period. IN addition, the member, gave the board member at large, an additional document asking him to sign it stating that if he won his \$10,000 lawsuit against the HOA for not providing documents as required by law, that the member at large, would share the \$10,000 with the HOA. Michael Allan would not agree.

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[Redacted]

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- A member raised several questions regarding the financial reports that were handed out.

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[Redacted]

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- A member asked if the directors, officers and employees were bonded. The London



representative responded that a Surety Bond for \$500,000 was purchased for the HOA. Replied Yes.

8

- Several members discussed the state of the “grounds”, primarily referring to the golf course. Resident and board stated they are looking better every day and much better than a few months ago.

NEXT MEETING-The next meeting is scheduled for August 21st, 2019

ADJOURNMENT-The meeting adjourned at 9:00 p.m., per Board consensus.

9

Respectfully Submitted by:

Mike Umann, David DiNapoli, Paul Bromley

