

Approved version
by Hal

Original version

P 1



LAKE LINDERO HOME OWNERS ASSOCIATION

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

DATE: May 15, 2019 @ 7:30 p.m.

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

Present	David DiNapoli	Vice President
	Paul Bromley	Treasurer
	Hal Siegel	Secretary
	Michael Allan	Member at Large
Absent	Mike Umann	President
Guest	Zackary Levine	HOA Attorney
	Chris Barone	CEO
	Shelby Wagner	Lordon Management

NOTE TO MEMBERS: This meeting is closed to the membership per Civil Code §4935.

Posted AGENDA

Previous Meeting minutes approval

Secretary: Read Minutes from Monthly LLHOA April 17th

Motion for Board of Directors to approve meeting minutes from April 17th.

4 approved with contingent to add Hal Siegel bio was read, the minutes of April 17, 2019, stand approved

Secretary: Read election results from LLHOA Annual meeting on May 1st. No minutes were available. Will be approved at June meeting

LLHOA Financials

Treasurer:

1

Operating Account	\$48,076.76 <252.00>
Reserve	\$170,000.00
Total	\$218,077.76

Legal Committee Report

Vice President:

2

GPL Case was heard on Friday May 3rd was dismissed without prejudice
LLHOA was fined

Vice President:

Insurance Claim on Mainmast Drive. Tree was knocked down on a fence. LLHOA found not negligent.

Lordon Management:

No Inspector of Elections email was provided. Will be needed for the annual disclosure and in the Board of Directors Monthly Board Report. Posting will be available by the pool area. The board report was not made available to board members.

Motion was brought by Hal Siegel for Lordon to provide the Monthly Board Report to all board members excluding the check register as agreed to by attorney prior to meeting.



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Guest	Zackary Levine Chris Barone Shelby Wagner	HOA Attorney CEO Lordon Management

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3

Second was made by Michael Allan. David DeNapoli and Paul Bromley Opposed till Mike Umann is present. 2 in favor – 2 in opposed

4

Questions arose why each board member would not get all information. It was disclosed that in our HOA attorney opinion detail financials could be not shared until discovery is complete.

New Business

DN& Insurance – The current company notified LLHOA that it will not be renewed and is up for renewal in June. Lordon Management is seeking quotes for board approval

Legal Update:

CEO: Zackary Levine was introduced as the HOA and defense counsel for all HOA matters.

Friday was to discuss subpoena of records. Prior attorney did not file paperwork properly. The insurance company, and all parties involved agreed defense attorney will be replaced by Zackary Levine.

Future Court hearings: Meet and Confer coming in future.

2019 Notice of Election Results

Secretary: Quorum was met. Results will be posted on web

- Mike Umann - 150 votes Term Expires 2022
- Michael Allan - 136 votes Term Expires 2022
- Paul Bromley - 132 votes Term Expires 2021
- Hal Siegel - 125 votes Term Expires 2020
- David DiNapoli - Incumbent Term Expires 2020

Open Session

Members raised the following questions and comments.

5

- Why/How did we lose the equipment to take care of the golf course and how much will it cost to replace it? RESPONSE: Equipment is replaced all of the time as it is no longer able to be repaired. The current equipment was on loan from another golf course and had to be returned and other equipment needs to be replaced. Currently getting quotes for golf equipment.
- Do we have a operational kitchen, how can we have a restaurant? RESPONSE: The kitchen is functional. There is not a cook at this time. There is an agreement with Hatch Restaurant. Customers place an order and Hatch prepares food and delivers it to us. LLHOA continues to look for “the best fit” for our needs in a restaurant.
- How much money is being spent on legal fees including the TRO in court on Wed. RESPONSE: Approximately \$10,000 per month is spent on legal fees that is not covered by insurance.

6

- The Club golf carts were seen and documented with pictures, which were handed out to meeting attendees, showing what appeared to be teenage children driving the carts on the golf carts. The CEO was seen in the pictures with the children on the carts. Concerns for liability, policy for driving on the golf range, insurance issues due to staff involvement in participating in children driving carts, etc. were raised. There were other mentions of the carts being seen with the CEO and his family on public streets on Mother’s Day. The same concerns were raised. RESPONSE: Response on policy pending until next meeting.

3

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4

New Business
Insurance Update

Legal Update:

CEO: Zackary Levine was introduced as the HOA and defense counsel for all HOA matters. Friday was to discuss subpoena of records. Prior attorney did not file paperwork properly. The insurance company, and all parties involved agreed defense attorney will be replaced by Zachary Levine.

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- Golf carts policy is being reviewed upon concerns from members.

7

- The current Director's and Officer's Insurance company will not renew policy as of June 6th was raised. Asked if new provider has been secured. RESPONSE: A search for a new provider has started. Lordon has been asked to identify a provider.

- A status of the tree in the water from the last storm was requested. RESPONSE: In progress. It is partially removed.
- It was asked if there will be changes in the Legal Committee? RESPONSE: Board will review if a continuing the Legal Committee is needed
- It was stated that there was a rumor that there was a recall of Hal Siegal and Michael Allan being organized. RESPONSE: Board responded that they did not know anything about it.
- It was asked if the HOA Lawyer who was introduced and present, Mr. Zachary Levine, represented just the Board, or just the CEO or the BOARD and CEO or the Members as well. RESPONSE: Mr. Levine represents all.
- Member handed out a draft mission statement employee safety handbook along with an outline for an Organization Chart. RESPONSE: It was stated that most of that existed, but that all of the work was appreciated, and the Board would take a look at the documents and take them under advisement.
- Tax filing, extension and preparation were raised as concerns. RESPONSE: Lordon has a CPA preparing taxes. An extension will be filed. They will be filed on time.
- The June 1 water diversion requirements were raised and it was asked if we will meet the requirement? RESPONSE: Yes. We will meet the requirement beginning June1, 2019.

8

- Member raised that a written (email) physical threat had been made by the CEO. Copies of the threat have been distributed to appropriate parties. RESPONSE: Board stated was unaware of the written (email) threat.
- An issue over an election sign was raised in which someone was accused of taking down a sign which was not the case. An audience member got involved in the discussion and yelling ensued.

9

- It was noted that none of the Board or Staff are bonded as required. Since there has been embezzlement in the past and now required by law, it was raised as an urgent issue. RESPONSE: Board will look into getting that done.

- A member commented the Bylaws state only Board Members (Treasurer / President as primary) can sign checks. RESPONSE: Board defended CEO signing checks but will modify current process.
- Federal Tax Form 1120H should be filed. RESPONSE: Lordon will file.
- There has not been an Annual Financial Review with the Members for 2018. RESPONSE: Pending
- There isn't an Annual Budget or Monthly Financial Reports for Members in 2019. RESPONSE: Pending
- It was asked what criteria was used to assign the Board positions after the recent elections i.e.; education, experience, training, or what? RESPONSE: It was discussed and decided.

7

[Redacted]

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9

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- It was asked what criteria was used to assign the Board positions after the recent elections i.e.; education, experience, training, or what? RESPONSE: It was discussed and decided.

10

- A member spoke about having what felt like unusual attention from the CEO as taking videos of members, edited them and posting them (or gave them to someone else who posted them) on YouTube and called member a thief in one of them. The member asked the CEO to please remove the videos and he did not. The member spoke to lawyer about the videos and because the CEO referred to member as a thief, it was Defamation per se, meaning member was not required to prove defamation to sue for harm. The member said they were not interested in suing as they did not want to burden the HOA with more lawsuits because the CEO has already caused enough lawsuits. The member just wants the videos removed. RESPONSE: Several people were taking. Several Board Members had different responses. Response pending.

11

- A member asked when the demolition of the HOA Clubhouse office area (A HOA member) was going to get paid. RESPONSE: The member needs to resubmit the invoice to the new Board

- The issue of the CEO's employment agreement not being made available to the HOA was made. The question was asked if the Board wrote the contract and if not, why not? RESPONSE: No response.

12

- It was stated that the Members concerns should be made part of the record (meeting minutes). RESPONSE: No response.

- A member asked why the agenda on line for the meeting was not covered. RESPONSE: It will be corrected in the future.

13

- A member raised that issue that the new Board Members need to have access to all of the documents and areas of the website that the other Board Members do so that they can effectively execute their duties. RESPONSE: Agreed.

14

- Member reiterated the poorly written job description on the website for the CEO and stated that the contract should also be posted as it is a part of the employment agreement with a staff member that the HOA is paying for. RESPONSE: No Response

15

- Member raised allegations over the environment of intimidation created by the CEO and some other Members. Some Members are seriously expressing fear of speaking their mind and fear of attending meetings because they have observed contention and threatening behaviors and speech. A code of conduct should be created or is required and if not adhered to, action should be taken. RESPONSE: Will take under consideration

Meeting Adjourned @ 9:26 p.m.

Respectfully Submitted by:

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Hal Siegel, Secretary

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10



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- The issue of the CEO's employment agreement not being made available to the HOA was made. The question was asked if the Board wrote the contract and if not, why not? RESPONSE: An agreement was made

12



- A member asked why the agenda on line for the meeting was not covered. RESPONSE: It will be corrected in the future.

13

- A member raised that issue that the new Board Members need to have access to all of the documents and areas of the website that the other Board Members do so that they can effectively execute their duties. RESPONSE: Unless it's not in the interest of the HOA.

14

- Member reiterated the poorly written job description on the website for the CEO and stated that the contract should also be posted as it is a part of the employment agreement with a staff member that the HOA is paying for. RESPONSE: It wasn't a job description nor was it ever stated otherwise

15



Meeting Adjourned @ 9:26 p.m.

Respectfully Submitted by:

16

Mike Umann, David DiNapoli, Paul Bromley & Hal Siegel