



LAKE LINDERO
COUNTRY CLUB
HOMEOWNER'S ASSOCIATION
5719 Lake Lindero Drive • Agoura Hills, CA 91301 • (818) 889-1158

LAKE LINDERO HOMEOWNERS ASSOCIATION
5719 LAKE LINDERO DRIVE
AGOURA HILLS, CA 91301
LLHOA Open Session Board Meeting

DATE: May 1, 2019 @ 9:00 p.m

BOARD MEMBERS PRESENT:	Mike Umann	President
	David DiNapoli	Vice President
	Paul Bromley	Treasurer
	Secretary	Hal Siegel
	Michael Allan	Member at Large

AGENDA

Appointing Officers and Directors

President – Mike Umann

Treasurer - Paul Bromley

Secretary – Hal Siegel

Member at Large – Michael Allan

Vice President – David DiNapoli (Remains)

Meeting Adjourned @ ~9:25 p.m.

Respectfully Submitted by:

Hal Siegel, Secretary

NOTICE OF ELECTION RESULTS

ASSOCIATION: Lake Lindero Homeowners Association

DATE QUORUM WAS MET AND ELECTION HELD: May 1st 2019

ELECTION RESULTS

<u>Mike Umann</u>	NUMBER OF VOTES RECEIVED: <u>150</u>
<u>Michael Allan</u>	NUMBER OF VOTES RECEIVED: <u>136</u>
<u>Paul Bromley</u>	NUMBER OF VOTES RECEIVED: <u>132</u>
<u>Hal Siegel</u>	NUMBER OF VOTES RECEIVED: <u>125</u>

WELCOME YOUR BOARD OF DIRECTORS UNTIL THE NEXT ELECTION

<u>Mike Umann</u>	TERM EXPIRES: <u>May 2022</u>
<u>Michael Allan</u>	TERM EXPIRES: <u>May 2022</u>
<u>Paul Bromley</u>	TERM EXPIRES: <u>May 2021</u>
<u>Hal Siegel</u>	TERM EXPIRES: <u>May 2020</u>
<u>David Dinapoli- Incumbent</u>	TERM EXPIRES: <u>May 2020</u>

DATE RESULTS MAILED TO MEMBERSHIP: Included with upcoming June 2019 Statement
DATE RESULTS POSTED FOR MEMBERSHIP : May 15th, 2019- Pool Area

Approved
by Hal



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

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



Legal Committee Report

Vice President:
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.

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



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.



- 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.



- 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.

- 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.
- 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.
- 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.



- 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.
- 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.
- 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.
- 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.
- 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
- 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:

Hal Siegel, Secretary

-

Chris version



LAKE LINDERO HOME OWNERS ASSOCIATION

5719 LAKE LINDERO DRIVE
AGOURA HILLS, CA 91301
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Absent	Mike Umann	President
Guest	Zackary Levine Chris Barone Shelby Wagner	HOA Attorney CEO Lordon Management

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LLHOA Financials

Treasurer:

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

Legal Committee Report

Vice President:

GPL hearing was heard on Friday May 3rd was dismissed.

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.

Second was made by Michael Allan. David DiNapoli and Paul Bromley Mike Umann not present. 2 in favor – 2 in opposed

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.

Future Court hearings: Meet and Confer coming in future.

2019 Notice of Election Results

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Hal Siegel - 125 votes Term Expires 2020

David DiNapoli - Incumbent Term Expires 2020

Open Session

Members raised the following questions and comments.

- 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 brought to the club as part of Bryan Bandini's agreement from another golf 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.
- Golf carts policy is being reviewed upon concerns from members.

- 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.
- 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 aware of the written (email) and it wasn't a threat. LLHOA Attorney agreed.
- 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.
- 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.

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

Meeting Adjourned @ 9:26 p.m.

Respectfully Submitted by:

Mike Umann, David DiNapoli, Paul Bromley & Hal Siegel



LAKE LINDERO HOME OWNERS ASSOCIATION

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

DATE: June,19 2019@7:30 p.m.

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

Present	Mike Umann Paul Bromley Hal Siegel Michael Allan	President Treasurer Secretary Member at Large
Absent	David DiNapoli	Vice President
Guest	Shelby Wagner Joel / Lee / Eddie Chris Barone	Lorden Management Sterling Hills Golf CEO

AGENDA

Sterling Hills Golf Report

- CEO is performing an assessment of the golf course and providing some maintenance as reduction golf maintenance employees.
- Non-functioning sprinklers that are having to be turned on manually.
- Spots on the course (such as hole 7) that need reseeding.
- Other main areas of focus would be Fence lines/ Sand traps/ Teeboxes
- CEO hired a team to augment the course. T
- CEO stated cost was approximately \$3,750, per month for 4 months.

Secretary Report

Approval of Board minutes from 6/15 Minutes. 4 in favour (Bromley, Allan, Siegel) Umann was absent

Old Business

- Support Post Anchors Update- Comejo Valley Construction
- CPA Additional Approval for prior 2018 review
- Update Signature Cards Complete
- Board Transfer Authorization Complete

Treasurer's Report

- Operating Account Balance 110,032.65
- Reserve Account Balance 173,107.05
- Instructions to Record liens for 3 members
Motion was made to not record liens at this time as balances were low.
All in favour (Umann, Di Napoli, Bromley, Allan, Siegel)

Legal Committee Report

- Marco Gonzales Lawsuit is extremely weak. Video evidence supports our CEO
- Abraham Lawsuit to be added to like cases
- Attain is providing coverage for LLHOA

New Business

- LLHOA attorney has completed all legal discovery and LLHOA documents are now released for members. Homeowners and BOD members will now have access to all HOA documents as allowed by law. The documents can be requested by HOA website or by contacting Lordon Management
- Legal Committee has a Quorum of Directors that also includes our CEO
- A draft of LLHOA Rules and Regulations for common area has been drafted with 27 points. Once finalized and approved by BOD it will be published and distributed to all HOA members.
- State Statutes requires BOD to be bonded. An action was taken to investigate it
- LLHOA Reserve Study 2019 Draft was discussed.
- Golf course equipment purchases were announced, and estimates provided

Lordon Management Report

- There are two signatories required for each check. Both are board members.
- There is a book of general information with CCRs, By Laws, Employee Handbook, Board Ethics, Etc. that has been put together. Each board member had one, as did the Lordon Rep. She stated the HOA members could request one. (She did not mention how or where or cost.)
- Focus Management (G and A Partners) is our Associations Human Resources Company.
- The Directors' and Officers' Insurance has been renewed by the same insurance agent. There is now a \$1 million cap versus the old plan of a \$2 million cap with a \$125,000 deductible.

CEO Report

- The Lake - Valve has been opened.. Paperwork has been submitted. LLHOA in Compliance
- Facilities Update - Offices on hold.
- Hatch is the option for our food supplier at the Club currently.
- Golf Course - Holes 7,8,9 erosion control
- Judee White hired to assist CEO.

Open Session

- Questions regarding board and executives would be bonded.
- Request to notify all members of the status of litigation.
- Member stated that his golf equipment was borrowed for grounds keeping when GPL left, they damaged his equipment. He has invoices for his equipment and will be presenting it to the board. Board acknowledged member's statement. Board has taken this into advisement.

- A member asked why the Bandini (Maintenance staff) are gone. It was reported that he is on Paternity Leave
- Budget was actual or accrual? It was answered as actual.
- Focus Management was as they were not found via any searches. Absorbed by G and A Partners.
- Statement regarding Opening Page of the website that states that Lake Lindero is an Orthodox Jewish Community It is part of description off of Wikipedia.
- Tree in the lake near Lakefront Dr. A board member is looking for a service to remove the tree. There was also mention of a tree on someone's property that has fallen onto the lake.
- A member asked if the Executive Assistant position was recruited, advertised and interviewed for and if there was a job description. The response was yes.

A motion was made to adjourn the meeting, it was seconded, and the meeting ended.

Meeting Adjourned@ 10:06 p.m.

Respectfully Submitted by:

Mike Umann, David DiNapoli, Paul Bromley, & Hal Siegel Secretary

Approved version
by Hnl



Lake Lindero Homeowners Association

C/O Lordon Management Company

MEETING NOTICE/AGENDA

Date: June 19, 2019

Time: 7:30 pm

Location: Community Room

As provided for in California Civil Code Section 4925, Association members may observe the meeting, but do not have the right to participate in the Board's deliberations or votes during OPEN FORUM during which members may address issues for a maximum of 3 minutes. OPEN FORUM topics will be heard by the Board but responses may not necessarily be provided in the same meeting. No audio or video recording is permitted by attendees. If attendees become disruptive, they may be expelled from the meeting or the meeting may be adjourned.

1. Call to Order

Roll Call: HOA Board of Directors, HOA Management Company, Golf Course Management, Country Club CEO, Other Guests (if applicable)

2. Approval of Draft Minutes – To be presented at meeting.

3. Reports

- a. Treasurer's Report (Doc: LLHOA Financials as of May 30th, 2019)
- b. Legal Committee Report

4. Old Business

- a. Update Signature Card (complete)
- b. Conejo Valley Construction – Support Post Anchors (complete)
- c. CPA Additional Approval for prior to 2018 review (informational)
- d. Board Transfer Authorization (informational)

5. New Business

- a. Employee Manual/ Handbook (ratify)
- b. Membership Form (vote)
- c. LLHOA Reserve Study 2019 draft (update)
- d. Accounts Up for Lien Recordation (vote)
- e. Lake Compliance and Water
- f. D&O Insurance Renewal – Action Without Meeting (ratify)
6. CCR Review (update)
7. Golf Course Equipment (ratify)
8. Proposed Rules and Regulations (discussion)
9. Fine Policy

10. Open Session: All comments limited to 3 minutes

For Review Only: *Miscellaneous documents provided by Lordon Management*

1. Lordon Management Call Log
2. Annual Calendar
3. Incoming Correspondence (Members, Management, Vendors)
4. Board Confidentiality agreement (Signatures)
5. Board code of conduct (signatures)

LEGAL EXECUTIVE COMMITTEE UPDATES

Southern California's leading property management firm. Large enough to serve, small enough to care.

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1275 Center Court Dr
Covina, CA 91724
(626) 967-7921

Orange County
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Tustin, CA 92780
(714) 505-1444

Ventura County Los Angeles County
325 E. Hillcrest Dr., Ste. 125
Thousand Oaks, CA 91360
(818) 707-0200

Ventura County Santa Barbara County
300 E. Esplanade Dr., Ste. 500
Oxnard, CA 93036
(805) 751-4142

Kern County
5001 E. Commercecenter Dr., Ste 285
Bakersfield, CA 93309
(661) 861-1772



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Absent	David DiNapoli	Vice President
Guest	Shelby Wagner Joel / Lee / Eddie Chris Barone	Lordon Management Sterling Hills Golf CEO

AGENDA

Sterling Hills Golf Report

- Sterling is performing an assessment of the golf course and providing some maintenance as reduction golf maintenance employees.
- Non-functioning sprinklers that are having to be turned on manually.
- Spots on the course (such as hole 7) that need reseeding.
- Other main areas of focus would be Fence lines / Sand traps / Teeboxes
- Stirling is independent contractor that was hired and currently working on the grounds. Working without a contract and have not provided proof of insurance unless requested. There was discussion of the cost, labor required, and "handshake agreement "now was for four months.
- HOA Members inquired and recommended that a contract and proof of insurance be completed
- CEO stated cost is \$3,750, per month and additional hourly staff.

Secretary Report

Approval of Board minutes from 6/15 Minutes. 4 in favour (Bromley, Allan, Siegel) 1 abstained (Umann) as was absent last meeting

Old Business

- Support Post Anchors Update- Cornejo Valley Construction
- CPA Additional Approval for prior 2018 review
- Update Signature Cards Complete
- Board Transfer Authorization Complete

Treasurer's Report

- Operating Account Balance 110,032 65
- Reserve Account Balance 173,107 05
- Instructions to Record liens for 3 members
Motion was made to not record liens at this time as balances were low.
All in favour (Umann, DiNapoli, Bromley, Allan, Siegel)

Legal Committee Report

- Marco Gonzales Lawsuit is for 15 million dollars.
- Abraham Lawsuit was default. LLHOA was fined for not filing paperwork on time
- Attain is revising coverage for CEO



New Business

- LLHOA attorney has completed all legal discovery and LLHOA documents are now released for members. Homeowners and BOD members will now have access to all HOA documents as allowed by law. The documents can be requested by HOA website or by contacting Lordon Management
- CCR - The CCRS will automatically extend 10 years and will not require a vote by members. Obtained Judges 1990 Orders. Members will receive a letter shortly announcing the information.
- Executive Legal Committee name was changed to Legal Litigation Committee to address LLHOA legal matters only. The Litigation Committee is now an advisory committee
- A draft of LLHOA Rules and Regulations for common area has been drafted with 27 points. Once finalized and approved by BOD it will be published and distributed to all HOA members.
- State Statutes requires BOD to be bonded. An action was taken to investigate it.
- LLHOA Reserve Study 2019 Draft was discussed.
- Golf course equipment purchases were announced, and estimates provided
- Lake Report will be read next month

Lordon Management Report

- There are two signatories required for each check. Both are board members. There is not back up signatures currently.
- There is a book of general information with CCRs, By Laws, Employee Handbook, Board Ethics, Etc. that has been put together. Each board member had one, as did the Lordon Rep. She stated the HOA members could request one. (She did not mention how or where or cost.)
- Focus Management (G and A Partners) is our Associations Human Resources Company. Focus is handling the FMLA paperwork for Mr. Bandini.
- The Directors' and Officers' Insurance has been renewed by the same insurance agent. There is now a \$1 million cap versus the old plan of a \$2 million cap with a \$125,000 deductible.

CEO Report

- The Lake – Got a letter and the lake diversion in compliance. Valve has been opened. Michael Contreras from Water Board is the contact. Paperwork has been submitted. Resolution and update to be provided.
- Facilities Update – Offices on hold
- Hatch is the option for our food supplier at the Club currently.
- Golf Course - Holes 7,8,9 erosion control
- Judee White hired to assist CEO. Duties not defined yet

Open Session

- Questions regarding board and executives would be bonded.
- Request to notify all members that if the current litigations are lost. Concerned that members will receive assessments as the insurance will not pay damages and may not cover the excessive legal bills.
- Member stated that his golf equipment was borrowed for grounds keeping when GPL left, they damaged his equipment. He has invoices for his equipment and will be presenting it to the board. Board acknowledged member's statement.



- Member stated he wrote Attorney Levine with no response regarding the Abraham case. Member had discussion with board regarding legal fees, settling cases, legal strategy, etc. The member confirmed that he was attorney and homeowner. The board suggested that the member was a supporter of GPL. The member refuted that. The board asked the member to offer help to members or the Association pro bono and the member agreed.
- A member asked why the Bandini (Maintenance staff) are gone. It was reported that he is on Paternity Leave
- Budget was actual or accrual? It was answered as actual
- Focus Management was as they were not found via any searches. Absorbed by G and A Partners.



- Comments that Association is creating a litigious environment and it is a concern that our insurance will not cover damages and probably not the legal fees. The recent Gonzalez lawsuit is for over 15 million dollars. Large concern to homeowners.
- A member asked how many maintenance employees were laid off. The answer was 2. The same member stated that it was for financial reasons and questioned why the Association could afford to buy maintenance equipment.
- Requests were made about refraining from accusing homeowners who had an opposing viewpoint that they were in favor of GPL. No one wants GPL back at LLHOA/CC
- Statement regarding Opening Page of the website that states that Lake Lindero is an Orthodox Jewish Community It is part of description off of Wikipedia.

- Tree in the lake near Lakefront Dr. A board member is looking for a service to remove the tree. There was also mention of a tree on someone's property that has fallen onto the lake.



- A member stated it was not appropriate for the CEO, as an employee and the subject of many of the lawsuits to be on the Executive Legal Committee. The member cited the Stirling Act. The Lordon Representative said she would provide a Civil Code to refute that and only a Lawyer can make that determination. A board member announced that the committee name was a Legal Litigation Committee, so the CEO could be a member.



- A member asked if the Executive Assistant position was recruited, advertised and interviewed for and if there was a job description. The response was yes.

A motion was made to adjourn the meeting, it was seconded, and the meeting ended.

Meeting Adjourned @ 10:06 p.m.

Respectfully Submitted by:

Hal Siegel, Secretary

Chris Version

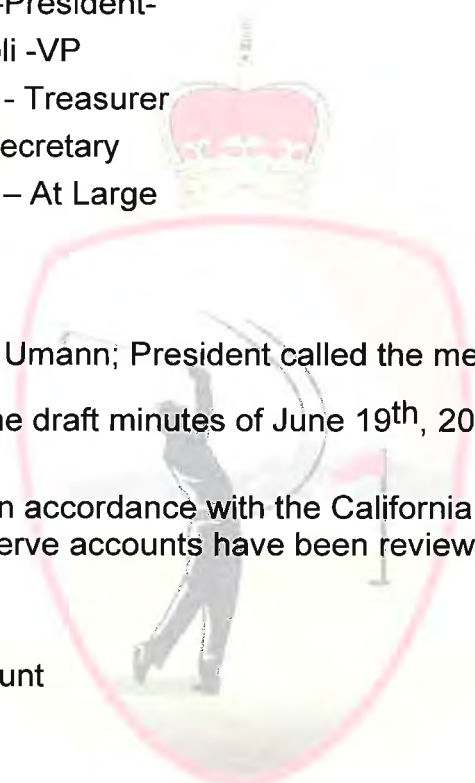


**LAKE LINDERO HOME OWNERS
ASSOCIATION 5719 LAKE LINDERO
DRIVE**

AGOORA 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 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.

BOARD BUSINESS EZ LINK CONTRACT -Discussion ensued regarding the

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 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.

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.

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

- 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.

Respectfully Submitted by:

Mike Umann, David DiNapoli, Paul Bromley



Approved version
by Hal



Lake Lindero Homeowners Association

C/O Lordon Management Company

MEETING NOTICE/AGENDA

Date: July 17, 2019

Time: 7:30 pm

Location: Community Room

As provided for in California Civil Code Section 4925, Association members may observe the meeting, but do not have the right to participate in the Board's deliberations or votes during OPEN FORUM during which members may address issues for a maximum of 3 minutes. OPEN FORUM topics will be heard by the Board but responses may not necessarily be provided in the same meeting. No audio or video recording is permitted by attendees. If attendees become disruptive, they may be expelled from the meeting or the meeting may be adjourned.

1. Call to Order

Roll Call: HOA Board of Directors, HOA Management Company, Golf Course Management, Country Club CEO, Other Guests (if applicable)

2. Approval of Draft Minutes – To be presented at meeting.

3. Reports

- a. Financial Summary for the Board to Review: pg. 1-12
 - Total Assets: \$229,781.51
 - Checking Account Balance: \$62,671.70
 - Total Reserves: \$170,000.00
- b. Treasurer's Report (Doc: LLHOA Financials as of June 25th, 2019) pg. 13-21
- c. Legal Committee Report

4. Old Business

- a. None at this time

5. New Business

- a. Waste Management – Trash Services pg. 22
- b. Management – Tree Trimming Removal pg. 23-24
- c. E2 Links Contract pg. 26-36
- d. Rules & Regulations/Fine Policy pg. 37-67
- e. CCR Amendment pg. 68-80
- f. Proposal: Gopher Treatment pg. 81
- g. Proposal: Enhanced Landscape pg. 82-83

6. Liens (2 accounts)

pg. 84

7. Open Session: All comments limited to 3 minutes

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Bakersfield, CA 93309
(661) 861-1772



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.

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

Chris Veerion



LAKE LINDERO HOME OWNERS ASSOCIATION

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

DATE: August 21st 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	Lorden Management

AGENDA

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

Agenda: *Paul Bromley* - As provided for in California Civil Code 4925, Association members may observe the meeting, but do not have the right to participate in the board's deliberations or votes during OPEN FORUM during which members may address issues for a maximum of 3 minutes. OPEN FORUM topics will be heard by the board but responses may not be necessarily being provided in the same meeting. No audio or video recording is permitted by attendees. If attendees become disruptive, they may be expelled from the meeting or the meeting may be adjourned.

REPORTS

SECRETARY'S REPORT: *Hal Siegel* - The draft minutes of June and July 17th, 2019 was not read. Will be read and approved at next meeting. Mike Umann will post on HOA minutes website after meeting.

TREASURER'S REPORT *Paul Bromley* - As of 08/21/2019 the following bank information:

Total Current Assets \$250,386.02 balances

Checking Account Balance \$35,004.50

Total Reserves \$215,381.52

Corporate credit Card formation discussed Petty cash account is considered. BOD will consider best approach and implement.

FY20 Budget - Being prepared by CEO & for review with Board of

Directors.

Landscaping Bids - Scope of work has changed to include part of clubhouse and golf course. Chris has been interviewing for maintenance crew. Prioritizing golf course

LEGAL COMMITTEE

N/A

NEW BUSINESS

Motion - Mike Umann motioned to have Lordon Management become agent of service.

David Di Napoli second

All approved.

Proposed Rules and Regulation (52-56) for Common Areas. Board unanimously recommended to review modified rules and discuss at next meeting.

Lake Tree Removal Bid Review

Conejo Valley Construction - \$2,300

Enhanced Landscape Management - \$8,143

Gerardo Gonzalez - \$2,900

Motion - Mike Umann motioned to use Conejo Valley Construction to take tree out of lake for \$ 2,300.

Hal Siegel second. All approved

APPROVAL OF LIENS- Two accounts was reviewed. Acct# 046001500 and 046002160

Motion - David DiNapoli made motion to prepare Liens for the 2 accounts listed. Paul Bromley second.

CA Franchise Tax Board - discussion regarding LLHOA Sales Permit due to GPL not filing 2011, 2014, 2015, 2016, 2017, & 2018. Mike Umann & Chris Barone will correct the issues.

OPEN FORUM: All comments limited to 3 minutes. No cross talk

- Member asked why a camera was pointed in the direction of the approx. 50 homeowners. Asked if the board was recording the meeting. Answer was no. Security Cameras have been present for HOA meetings for years.*
- Member stated that he has not been reimbursed for his loaned golf equipment that was lost or stolen from the LLHOA. Member provided gold cart, gold balls, and golf course aerifier. Member Invoices have been submitted and confirmed received by HOA but not paid. Member will author a notice to return damaged machine or pay for equipment. Member was reminded that there was never a loan and the equipment was a part of the reason his grandson was hired.*

- *There is \$126K as of July for employee reimbursement payments. marked to general maintenance/other.*
-
- *Recall petition of Michael Allan was delivered was to board of directors. Next Steps.*
- *Member appreciates the effort of the board. Reminder that the Bylaws state that elections should next in March 2020. Not May 2020.*
- *Reminder that according to Civil Code §4935 there are only 5 items that can be discussed in HOA Executive sessions: Legal, contracts, discipline, personnel, payment plans, and foreclosures. Only board members can attend*
- *Member suggested a Finance and Marketing Committee to improve finances and community awareness.*
- *Member suggest that we change policy we are not hiring sub-contractors or members to HOA.*
- *Tim Schnaible of Match Tough (Onsite Tennis Professional) has contract with LLHOA. Tim explained that Lordon has requested copies all checks.*
- *Homeowners have been asking a way to reserve Tennis courts. Match Tough has a reservation application for all homeowners. Board needs a policy on membership tennis court scheduling.*

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

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

Respectfully Submitted by:

Mike Umann, David DiNapoli, Paul Bromley & Hal Siegel

Approved
Lordon
Hal



Lake Lindero Homeowners Association

C/O Lordon Management Company

MEETING NOTICE/AGENDA

Date: August 21st, 2019

Time: 7:30 pm

Location: Community Room

As provided for in California Civil Code Section 4925, Association members may observe the meeting, but do not have the right to participate in the Board's deliberations or votes during OPEN FORUM during which members may address issues for a maximum of 3 minutes. OPEN FORUM topics will be heard by the Board but responses may not necessarily be provided in the same meeting. No audio or video recording is permitted by attendees. If attendees become disruptive, they may be expelled from the meeting or the meeting may be adjourned.

1. Call to Order

Roll Call: HOA Board of Directors, HOA Management Company, Golf Course Management, Country Club CEO, Other Guests (if applicable)

2. **Approval of Draft Minutes – July 17th, 2019** (vote) p. 1-3

3. Reports

- a. **Treasurer's Report (Doc: LLHOA Financials as of July 31st, 2019)** (vote) p. 4-13
- b. Legal Committee Report

4. Unfinished Business

- a. **Landscape Bid Review (includes grounds, not golf course)** (vote) p. 14-16
 - Bright View Landscape Services p. 17-24
 - Slade Industrial Landscape p. 25-28
 - Natural Green Landscape p. 29-45
 - Enhanced Landscape Business p. 46-51

5. New Business

- a. **Appoint Agent of Service** (vote)
- b. **Proposed Rules and Regulations** (vote) p. 52-56
- c. **Lake Tree Removal Bid Review** (vote) p. 57-58
 - Conejo Valley Construction \$2300.00
 - Enhanced Landscape Management \$8143.00
 - Gerardo Gonzalez \$2900.00
- d. Committee Formation (informational) p. 59-56
- e. **Accounts for Lien (2 accounts)** (vote) p. 57-71

6. Open Session: All comments limited to 3 minutes

For Review Only: *Miscellaneous documents provided by Lordon Management*

- 1. Lordon Management Call Log p. 72-75
- 2. Recorded copy of CCR Amendment p. 76-84
- 3. Backflow Testing p. 85
- 4. Incoming Correspondence (Members, Management, Vendors) p. 86-107

AT THIS POINT THE BOARD OF DIRECTORS MAY WANT TO ADJOURN INTO EXECUTIVE SESSION DUE TO THE TYPE OF ISSUES TO BE DISCUSSED:
Legal, Contracts, Disciplinary Action, Collections, Personnel

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(805) 751-4142

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Bakersfield, CA 93309
(661) 861-1772



LAKE LINDERO HOME OWNERS ASSOCIATION

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

DATE: August 21st 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

Agenda: Paul Bromley – As provided for in California Civil Code 4925, Association members may observe the meeting, but do not have the right to participate in the board’s deliberations or votes during OPEN FORUM during which members may address issues for a maximum of 3 minutes. OPEN FORUM topics will be heard by the board but responses may not be necessarily being provided in the same meeting. No audio or video recording is permitted by attendees. If attendees become disruptive, they may be expelled from the meeting or the meeting may be adjourned.

REPORTS

SECRETARY’S REPORT: Hal Siegel - The draft minutes of June and July 17th, 2019 was not read. Will be read and approved at next meeting. Mike Umann will post on HOA minutes website after meeting.

LETTER to BOD - Michael Allan - Request for board to apology for Mike Umann’s claim of breach of fiduciary duty as director of LLHOA during the June open board meeting.

TREASURER’S REPORT Paul Bromley – As of **08/21/2019** the following bank information:

Total Current Assets \$250,386.02 balances
Checking Account Balance \$35,004.50
Total Reserves \$215,381.52

Golf equipment - 60K set aside. Payments were made to Turf Star. Balance owed on equipment **Corporate Credit Card** can be authorized by a BOD member to reduce/eliminate employee reimbursements. Petty cash account is considered. BOD will consider best approach and implement.

Accounting Method - LLHOA uses Cash. Will modify for next year.

FY20 Budget – Being prepared for review with Board of Directors.

Landscaping Bids – Lost Slade Industrial for Mini Park maintenance. Scope of work has changed to include part of clubhouse and golf course. Chris has been interviewing for maintenance crew. Prioritizing golf course

LEGAL COMMITTEE

N/A

NEW BUSINESS

Appointment of Agent of Service. Zack Levine resigned as Agent of Service.

Motion – Mike Umann motioned to have Lordon Management become agent of service. David Di Napoli second
All approved.

Proposed Rules and Regulation (52-56) for Common Areas. Board unanimously recommended to review modified rules and modify / approve at next meeting.

Lake Tree Removal Bid Review

Conejo Valley Construction – \$2,300
Enhanced Landscape Management - \$8,143
Gerardo Gonzalez - \$2,900

Motion - Mike Umann motioned to use Conejo Valley Construction to take tree out of lake for \$ 2,300.
Hal Siegel second. All approved

APPROVAL OF LIENS- Two accounts was reviewed. Acct # 046001500 and 046002160

Motion – David DiNapoli made motion to prepare Liens for the 2 accounts listed. Paul Bromley second.
All approved

Committee Formation

Lake and Mini Park Committee – Hal Siegel – Proposal to the board to create a Lake and Mini-Park committee. The purpose of the committee is to serve as a community forum for lake improvements, issues involving Lake Lindero, and mini-parks that surround lake. To collect relevant information and access feasible alternatives, and ultimately make recommended actions to board of directors. Lots of discussion on who would be responsible. Board recommended to review and make old business at next meeting.

Amendment to CCR's for Lake Lindero Home Owners Association. The amendment to the Lake Lindero HOA CCR's that will continue in effect for 10 years from the date of the amendment (2009). Thereafter, it shall be automatically extended for successive periods of 10 years.

CA Franchise Tax Board - Suspension of HOA business license due to GPL not filing 2011, 2014, 2015. Should be cleared up soon.

OPEN FORUM: All comments limited to 3 minutes. No cross talk

- Member asked why a camera was pointed in the direction of the approx. 50 homeowners. Asked if the board was recording the meeting. The board was unaware of camera and all board members asked a Lake Lindero employee to turn the camera around. Lordon Management removed camera from the premises. "no audio or video recording is permitted by attendees. If attendees become disruptive, they may be expelled from the meeting or meeting may be adjourned"
- Member stated that he has not been reimbursed for his loaned golf equipment that was lost or stolen from the LLHOA. Member provided gold cart, gold balls, and golf course aerifier. Member Invoices have been submitted and confirmed received by HOA but not paid. Member will author a notice to return damaged machine or pay for equipment. Board will investigate if equipment is located on property and return.



- *Member asked what process is used to remove a CEO. Membership does not vote to remove employees. Board does.*
- *Member stated that Lordon informed that LLHOA board will not pay for demolition work completed to the clubhouse. Concerned that LLHOA is not paying bills. Want to know how to get information. Member was directed to website and email board.*
- *The LLHOA board of directors does not sanction activity on Next-door application.*
- *Member stated concern over golf course maintenance that is not being done. Informed to contact Lordon Management.*
- *Member received a copy of the financials and had concerns*
 - *\$81k in billable Hours/Legal Fees. In addition to what our insurance pays.*
 - *There is \$126K as of July for employee reimbursement payments. marked to general maintenance/other.*
 - *As of the end of July, the employee payroll expense is 50% over budget and that is with fewer employees, pay totals \$208,000.*
 - *LLHOA did not put \$60,000 into the reserve account \$30,000 for two consecutive months to raise funds for equipment. 17k was paid of this date*
- *Recall petition of Michael Allan was delivered was to board of directors. Next Steps. Lordon will verify signatures*



- *Member appreciates the effort of the board. Reminder that the Bylaws state that elections should next in March 2020. Not May 2020.*
- *Reminder that according to Civil Code §4935 there are only 5 items that can be discussed in HOA Executive sessions: Legal, contracts, discipline, personnel, payment plans, and foreclosures. Only board members can attend*



- *Member suggested a Finance and Marketing Committee to improve finances and community awareness.*



- *Member suggest that we change policy we are not hiring sub-contractors or members to HOA.*
- *Tim Schnaible of Match Tough (Onsite Tennis Professional) has contract with LLHOA. Tim explained that Lordon has requested copies all checks.*
- *Homeowners have been asking a way to reserve Tennis courts. Match Tough has a reservation application for all homeowners. Board needs a policy on membership tennis court scheduling*

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

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

Respectfully Submitted by:

Hal Siegel, Secretary

August 21, 2019

Board of Directors
Lake Lindero Homeowners Association
5719 Lake Lindero Dr.
Agoura Hills, CA 91301

Dear Directors:

Mike Umann, President of the Lake Lindero Homeowners Association Board of Directors, made statements of my behavior that would constitute breach of my fiduciary duty as a director of the Lake Lindero Homeowners Association (LLHOA), during the June open board meeting. He failed to provide evidence in support of his statements and could not produce any because his statements are not true.

Mr. Umann's statements appear to be an effort to diminish my ability to perform my responsibilities as a LLHOA board members. Mr. Umann's statements constitutes an unwarranted and false attack on my character to besmirch my commitment to serve as a director in the furtherance of the interests of the LLHOA.

Mr. Umann could use his statements to befoul my reputation and create a fabricated false justification of a conflict of interest between the LLHOA and me to continue to illegally deny me the legal absolute right of every director to inspect and copy all books, records and documents of every kind and to inspect the physical properties of the corporation of which such person is a director.

Mr. Umann's statements left unrefuted would impugn my credibility and standing with the members making it impossible for me to serve effectively as a member of the board of directors and as a member of the LLHOA in the advancement of the interests of the Lake Lindero Homeowners Association.

I request the LLHOA Board of Directors issue an announcement that the board refutes Mr. Umann's statements and that there is no evidence that his statements are true.

Sincerely,



Michael Allan
LLHOA Director



LAKE and PARK COMMITTEE CHARTER 08/21/2019

Lake and Park Committee Purpose:

To serve as the community forum for issues involving Lake Lindero, and Mini-Parks that surround Lake

To collect relevant information and access feasible alternatives

To make recommended actions to the board of directors

Deliverables

Reports to the board of directors on progress, issue considered, and information developed.

Recommendations on:

Needed changes to LLHOA policies, rules, and regulations or programs

Needed plans and actions

Accordingly, any act of the committee is not act or authorization of the board, unless the board affirmatively approves or authorizes such actions

Scope

The LLHOA common property to include Lake Lindero and Mini-Parks.

Standards for maintenance and designs for improvement of the lake area.

Policies, rules, and regulations for use of the lake by residents and non-residents.

Programs and Projects to increase utilization, possible revenue, and enjoyment of the Lake and Mini-Parks.

Programs to bring awareness of homeowner (Members and Non-Members) of lake quality.

Organization

The lake Committee is a standing committee that will serve at the pleasure of the Board of Directors

The Committee advises the Board of Directors

The committee will consist of

Six (6) members from different households, and preferably from different locations to comprise of a diverse representation of the community.

Lake Maintenance company as needed.

A Voting Chair, or LLHOA or BOD member

A member of the Board of Directors shall be a member of the committee, rotating every six months among other directors

The chair will be appointed by the Board of Directors annually.

Members of the Lake Committee annually by the board of directors or volunteers or nominees of the Committee Chair.

Reporting

The Committee chair is responsible that each meeting is recorded and minutes are taken at all committee meetings. All meeting minutes shall be kept on file on the Lake Lindero HOA Website

The Chair(s) shall provide a written report to be included in each agenda for each BOD meeting and make additional comments as required at BOD meetings. The report shall include a description of the activities of the committee

President

Vice President

Treasurer

Secretary

Member at Large