



LAKE LINDERO HOME OWNERS ASSOCIATION

5719 LAKE LINDERO DRIVE
AGOORA HILLS, CA 91301
HOA Regular Monthly Meeting

DATE: January 15th, 2020 @ 7:30 p.m.

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

Present Michael Allan President
Harriet Cohen Vice President
Hal Siegel Treasurer / Secretary

Absent Paul Bromley Member at Large
Mike Umann Member at Large

TO ORDER: - Michael Allan; President called the meeting to order at 7:33pm

Welcome all members to the first 2020 HOA meeting with the newly elected board members

Approval of Draft Minutes

Dec 19th Recall Meeting Minutes - Approved

Hal motioned to approve minutes. Harriet second. All approved

Dec 23rd Adjourned Meeting Minutes – Approved

Michael motioned to approve minutes. Harriet second. All approved

Dec 23rd Open Board Meeting Minutes – Approved

Hal motioned to approve minutes. Harriet second. All approved

TREASURER’S REPORT

Accounting method was changed starting January 2020 from modified cash to accrual basis.

Accrual Accounting will provide a more accurate picture of money. Accrual accounting method records revenues and expenses when they are incurred.

– As of **12/31/2019** the following bank information:

Checking – Union Bank - Operating	\$23,843.84
- Checks not released	<\$96,081.29>
- Cash	1,879.33
Total Operating Assets	<\$69,358.22>
Reserve – Union Bank - Reserves	\$200,603.54
Total Assets	\$131,245.32

Union Bank A transfer of 230K was made from Union Bank accounts on Dec 24th the day after election by Chris Barone to Chase bank without prior authorization. Money is frozen. 200K was from reserve account and does not affect our HOA Operations.

Legal Committee – There is no longer a legal committee as it was immediately dissolved after the election. The Board's feeling is that all BOD members are entitled to legal information. Mike Umann and Paul Bromley have not participated in executive meetings.

UNFINISHED BUSINESS

Proposed Rules and Regulations for common areas was sent to all homeowners for a 30 day comment period. The board has not reviewed these comments in order to finalize and adjust accordingly. Will address in February to see if rules need to be revamped.

Michael motioned to postpone the rules and regulations to February. Harriet second. All approved

NEW BUSINESS

LEGAL REPORT

On December 24th Wolk & Levine, LLP withdrew its representation of Lake Lindero HOA due to issues between LLHOA and Mr. Barone that caused a conflict of interest. The board of directors is working on the transition of Mr Levine to other attorneys. All new attorneys have recognised the new board along with Bank and Management Company. Small claim matters are being resolved.

Monthly HOA Dues/Income – An unauthorised letter was sent to LLHOA homeowners demanding to pay their dues at clubhouse. Currently tracking homeowners who pay their dues to Lordon. The HOA with Lordon Management are paying all operational costs that include payroll, utilities. The impact to the budget who are not paying HOA dues to Lordon has not been determined yet.

Lake Lindero Country Club Management

On December 31st the board of directors evaluated the management structure, associated cost centers and determined that the Overhead Management is excessive. The board decided to take on more responsibility of the clubhouse that was previously delegated to CEO. It was determined that the position of CEO would be eliminated, and Chris was notified. At the same it was determined that the position executive assistant was also no longer needed and Judee was informed. The net effect financially for eliminating these positions 120K annual.

Looking for golf course manager in the restructure with different job description and cost

Lordon expected to perform more of their contractual duties of managing vendors and homeowner requests in absence of onsite manager.

Golf course maintenance. No Changes

Pool facilities are Closed for interim. A dispute between vendor and Chris Barone on where they pay their monthly rent. The vendor was told that if payment was given to Lordon that the pool motor and gates would be locked. The gate and pool motor were locked, and the vendor has found a temporary place offsite until judicial determination on board has been finalized. The pool vendor is expected back within a few weeks. f

Accounts for Lien Recordation

There are 5 accounts that are up for collections. Some have made payment plans but have not honoured.

Michael made a motion to defer the homeowner accounts for collections until more information is provided. Hal Second. All approved

LLHOA Annual Elections – As of Jan 1 2020 there is major overhaul of the law regarding HOA elections. The new time it takes to have an election is at a minimum of 105 days. We must modify our election rules first. Most likely the election will be pushed out till May-Jun timeframe. Terms have been shuffled in the last election. Umann and Bromley terms will up for election.

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

- *Member was thanked for looking at various resources for finding a restaurant. Several other members have shown interest in forming a restaurant committee. A call was made for volunteers that may want to participate in a restaurant committee.*
- *Other committee examples. Lake and Mini-Park, Tennis Club, Golf Club and Swim Club. Members are encouraged to approach board.*
- *Member looking to create an informative LLHOA monthly newsletter.*
- *Member wanted to be informed if police have been notified about banking situation. Yes*
- *There are two board members who chose not to participate with board. Can their seating be replaced?*
- *Billboards on property are outdated. Want to know if any plans to create a bigger social media footprint for marketing. Need for a new LLHOA website.*
- *Request a procedure be written that only board members can sign checks that supports the By-laws. Need a Code of Ethics for the board.*
- *Is it possible to get YouTube to take Barones Lake Lindero YouTube channel down due to copyright infringement?*
- *3 Lawyers, management company, bank, vendors have recognised the new board. Unfortunately, local law enforcement does not recognize the old/new board and are unable to enforce local law. Law enforcement thinks it's a civil matter and must be taken to court. Members are encouraged to contact local law enforcement about this matter.*
- *Company who services the lake is still performing their duties monthly.*
- *Lordon is the current management company and is still working hard for the members. Please continue to pay your dues or contact them directly.*

NEXT MEETING-*The next meeting is scheduled for February 19th, 2019 at 7:30pm*

ADJOURNMENT-*The meeting adjourned at 8:46 p.m., per Board consensus.*

Respectfully Submitted by:

Hal Siegel, Secretary