



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.

Table with 3 columns: Role, Name, Title. Includes Present (Mike Umann, David DiNapoli, Paul Bromley, Hal Siegel, Michael Allan) and 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.

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.

1

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

2

Golf equipment - 60K set aside. Payments were made to Turf Star. Balance owed on equipment

3

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.

4

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

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

5

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

Chris Veerion



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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

1 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

2 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.

3 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

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

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

Directors.

5 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

6 **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

7 **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.

9 **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.

10 **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

11

- 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"

12

- 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.

NEW BUSINESS

6

[Redacted]

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

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

Hal Siegel second. All approved

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8, 9

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[Redacted]

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

11

• 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.

12

• 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.

13

- Member asked what process is used to remove a CEO. Membership does not vote to remove employees. Board does.

14

- 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.

15

- The LLHOA board of directors does not sanction activity on Next-door application.

16

- Member stated concern over golf course maintenance that is not being done. Informed to contact Lordon Management.

17

- 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

18

- 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:

19

Hal Siegel, Secretary

13,14,15,16

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18

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Mike Umann, David DiNapoli, Paul Bromley & Hal Siegel