

Minutes April 20th 2009 Board Meeting Co Co's Restaurant

Call Meeting to Order at: Meeting is called to order 7:00 p.m.

Board Members Present: L Murray, S Bennett, D Paone, R Puncrhar, B. Arnold

❖ President's Opening Summary –

Announcement Michael Anatole's resignation, Motion made to replace Michael Anatole with Berna Arnold – Berna took a few moments at Russ's request to introduce herself. Afterward Berna's nomination to replace M. Anatole was voted on – Motion made and passed.

President S. Bennett went over Harassment Issues, incorrect statements from group of homeowners about City Statements and proceeded to read a letter from Mayor of Simi Valley Paul Miller (letter that was received by the Board of Directors on April 15, 2009) This letter was correcting the information given in the letter. Information will be on website for homeowners to read. Motion to hire attorney to protect the interests of the board was made – motion passed, R Puncrhar abstained.

Update on current workings of Board: clearing of First Street Creek Bed – Complete

Concrete Posts and Rails Replaced – Sunny Dale is completed. Assure Hills is the next one on board.

Will get bids from Guardian Fence, The Landscaper, and Matt Paone before proceeding with further replacements, up until this time D. Paone had been replacing them.

Landscaping – Reseeding parkways: Water lawns – CCR 's state that landscaping must be maintained green and living. Common parkways must be watered. Meeting with the homeowners involved that need to be maintained by them.

Survey Update – Almost 200 have been returned – we have one more week to go. The survey has gone out and the deadline is April 30th. After that they will be counted and the outcome reported – this will give us an idea on how to proceed – either with an addendum to be voted on – or the issue will be dropped. There will be no further discussion on this topic until after the deadline and the surveys have been tallied.

Security – Vandalism – Police Reports – Police out two times, a tractor rammed gate 2 twice – followed the tracks to a home, police took pictures, and a report was filed and the gate was photographed and Don has fixed the gate on his own – perimeter security had just been out and then the vandals completely damaged the gate. Heavy vandalism in the mountain park – the dog alley center post and gate removed and upper area at grinding stone – had fires set causing damage to the hill side and they pulled out hitching posts, burnt picnic tables and rammed oak trees with metal posts. S. Bennett has spoken to a couple of retired officers to help get ideas of how to stop it. We do not want to endanger homeowners by asking for a committee or neighborhood watch. We will continue to try to figure out what happened. R. Puncrhar stated that we interfered with his investigation into the vandalism, however S. Bennett had tried to find out what he had talked to police about and what was his investigation number and he could not provide that information. She had previously spoken to the police department and they had no record of his contacting them.

❖ Secretary Report – Waive the reading of the minutes – notes are not finished being transcribed...problem with recorder (being worked on). We will be purchasing a new tape recorder for the meetings for transcription purposes.

Any speaking out of turn will not be tolerated – no interruptions when someone has the floor. Open discussion is to be kept during the open session

❖ CC&Rs Committee Report – CC&R responses for notices are being gone through – new violations are being tabulated.

Lee Murray noted that she was out of the country for her anniversary and is presently getting caught up with all emails – so some of you may have had responses and others have not, but they all will be responded to individually if requested to do so.

❖ Treasurers Report – Daran – checks reported. A motion was made to approve the treasurer's report. Motion passed.

❖ Landscaping Report - Sand Bags will be removed and Bridle Path dragged – have extra person who might be joining the committee. A new plan is outlined for the landscaping maintenance – and new tree maintenance bids.

Trees – that are potential liabilities that need to be fixed – Pine trees need to be trimmed in December – one day a month with a four men crew – for first two times – fixing the liabilities – then drop down crew to fix the regular maintenance trees - \$3500 over budget – yet it needs to be done – thin out some – too dense in areas.... Need to have stumps removed as well (S. Bennett asked if the stump removal – was included – Daran not sure) Ask for second bid before making a decision. Includes chipping all materials and will start pile to use as mulch.... Will get second bid and send out via email for approval to board (contact Mary Ann about the birds)

❖ Arena Committee Report – Proposal for New Dressage Arena – Rodeo Arena too expensive - not built properly and in bad condition. Report handed in (report copy available upon request)

❖ Mountain Park Committee Report – Report – brush clearance – notices from City have come in – spoken to Darrell who handled it previously – and get two to three bids.... Don has met and awaiting bids... Motion made to wait until all bids are in – will discuss further in executive session. Motion Passed. Under oak tree cleaned and weed wacked and installed hitching post. Piles at first street – free dump day – taking – away then... it is hidden behind the bathrooms. Need rings to hitching posts – Weld loops on the post – Locks changed at mountain park on center post....went to get into storage container.... To get yellow tape – there ensued a key issue to be discussed at executive session.

❖ Architectural Committee Report – Michael Kress in out of town – returning from Oregon.

❖ Events Committee Report – Chairperson Jennifer de la Torre is ill and was be unable to attend meeting. Sue F. presented information from Events Committee. They are doing their own newsletter since space is at a premium and will be delivering to homeowners doors. They also have a website that will have information on events as well. Next will be a Humane Society Fundraiser and Adoption and St. Jude’s Trail Ride. See website for links to the new website and downloadable newsletter.

❖ Website – is currently up and working – no new reports.

❖ Open Floor (time allot 15 minutes) –
each person has 3.5 minutes each to state their case – as rebuttal of the same length is awarded to the board.

Homeowner – ask how the survey was to be handled. This will be discussed in open session.

Homeowner – asked about the boarding facility & bids to maintain dog alley – Board concurred that boarding facilities that advertise trainers, and access to mountain parks and arenas are in violation of CC&R’s – gate keys are for Home Owner use ONLY and the passing out of the Cards to non-homeowners is a violation and they could loose their cards permanently. The Board will be looking into these homes.

Homeowner – asked about the cut-through – between Non-Chalant and Mellow – needs to be cut-down and sprayed.

How do we dig up fiddle neck and get rid of it. The Landscape Committee will look into the best way to handle the situation and will confer with the Landscape Company to resolve.

Homeowner – What makes a bid item – how is the bid being done – competitive bids....Executive Session – Committee Guidelines – for plants – tree issue -

Homeowner – better signage between around the area – talked to the city – trying to get signs – to help with our horses –

Going next to the community watch list. – Please help us wake up the city. Community Meeting will bring up the need for signs that warn of horses and children.

Concludes Open Session

❖ New Business/Items – Surveys – committee – survey – would be made of two teams of 6 people and the board - two teams – to check – once goes through first and then again to clarify.... Double Blind System. Volunteers: Bill Apodaca – Brenda Sharp – Peggy Miller – Matt Tripenbach – Toni Ross, Esther Mead, Daran, Mr. Waggoner, Karen Hebert, - anyone else interested can email there request Until 12 have been received. Move to appoint all names after verification of home owner of record, plus those that will add their name until final 12 received - Motion Passed.

Russ was on Simi Valley Police Department – Russ – proud to serve on the board – under current circumstances will regrettably resign – tried to work with the board – Will turn in resignation and keys to the board....was upset since he was no longer allowed keys to truck (it was explained only those needing to

drive within the mountain park would be given keys – this keeps down the amount of people required to be insured therefore cutting costs). Also upset that he was not given keys to the new safety post at the front gate. Again it was explained we are limiting the number of keys distributed to better account for who has the keys (it was pointed out that other Board members did not have keys either he was not being singled out)

❖ Old Business/Items – In touch with Adrian J Adams, Adams Kessler – Davis Stirling issues – assessment – any CC&R violation that is not written up or recorded for a five year period they are grandfathered in. These animals cannot be replaced – This was tabled for further investigation and discussion with our attorney.

❖ Adjournment of the General Session – Meeting moved to adjourn - moved by L. Murray seconded by Daran Paone meeting adjournment unanimous at 8:38 p.m.