

DRAFT NOT APPROVED
General Election &
Annual Meeting Agenda
Tuesday, January 20, 2009, 8:00 PM

Hillside Middle School Cafeteria
2222 Fitzgerald Rd. Simi Valley, CA

1. J. Pantaleo called meeting to order at 8:00 p.m. Board members in attendance are Juli Weltsch, Dave Morley, Eric Allen, Jim Pantaleo, and Russ Pungrchar. J. Pantaleo welcomed homeowners and introduced the board.
 - i. J. Pantaleo announced that we have a quorum for tonight's election. J. Pantaleo announced that Paula Haney from ABM Management was appointed as Inspector Of Elections. Paula announced that polls close at 8:15 P.M. tonight and then counting of ballots begins.
2. J. Pantaleo stated that our community is self-governed and stressed the importance of volunteers. J. Pantaleo recognized the past year's volunteers. J. Pantaleo also thanked current board members for their work. J. Pantaleo thanked Paula Haney and Alba Monroy from ABM Management for their work.
3. J. Pantaleo gave the State Of The Association address. He stated that financially we are very sound.
4. J. Pantaleo stated there are two legal issues that homeowners should be aware
 - i. Drainage pipe partially in mountain park that may need repair: After being unable to come to an agreement with the other parties involved, the Board decided to file for Declaratory Relief.
 - ii. Architectural committee rejected plans by a homeowner who began construction anyway. The Board filed for injunctive relief which was denied by the court so due to costs the Board decided to drop the issue.
 - iii. Currently a homeowner has asked the city for a PUD covering his property and this is due to be reviewed by the city.
5. J. Pantaleo listed the accomplishments over the past year:
 - i. Continued tree trimming throughout the community
 - ii. Improved CC & R mandates
 - iii. Dog Alley cleanup
 - iv. New Architectural Review Procedures were established
 - v. Contracted with a new bookkeeping service, ABM Management.
 - vi. Developed community metric plan delineating what property the HOA is responsible for watering and/or maintaining
 - vii. Contracted with a new landscape maintenance company
 - viii. Developed a new reserve study
 - ix. Built a new patio cover over the bathroom at First St.
 - x. Painted the storage shed at First Street arena area.

6. J. Weltsch read the Annual Minutes from 2007 and moved to approve them, E. Allen seconded and motion passed unanimously.
7. D. Morley gave the Treasurers Report.
 - i. The Association has \$165,567.00 in operating funds and \$350,783.00 in reserve funds which equals \$516,352.00 in total funds
D. Morley stated that the work he did to correct our reporting procedures should benefit the Association and future boards.
8. D. Morley gave the Architectural Report and thanked his volunteers. He stated the homeowners are using the architectural procedures for submissions successfully.
9. R. Pungrchar gave the CC&R Report.
10. J. Pantaleo gave the Landscape Report.
11. J. Weltsch gave the Mountain Park Report.
12. R. Pungrchar gave the Arena Report.
13. J. de la Torre gave the Events Report
14. J. Pantaleo opened the floor for discussion:

Len Markowitz thanked board for their work. He also thanked the board for using professional tree trimming companies. He also commended the board for hiring Stay Green Landscapers. He complained about email he received regarding the election.

Ron Hewitt 1325 Rambling Road is concerned about graffiti. He stated that he has a neighbor at 1305 Rambling Road he is having problems with. Asked homeowners to be aware and call the police if they see something.

Tim Webb has similar problem with 1366 Rambling. Residents are harassing , vandalizing, littering etc the homeowners between 1305 and 1366 and he would like to see something done.

Homeowner complained that the common area along Azure Hills is not being maintained properly. Also complained that the sandbags were in the wrong place.

K. Nies asked that homeowners who have issues need to email the board. He also thanked the current board and volunteers for their hard work.

A homeowner asked about what is being done to enforce CC & R's at house on Mellow Lane and Genial Ct. R. Pungrchar responded that he has sent them several CC & R violations and may take it to legal action.

A homeowner asked about what could be done about the speeding cars on our streets.

A homeowner complained about the tumbleweeds that need to be taken care of at Trickling brook and Rambling Road. Also has a situation at the end of his culdesac regarding architectural changes on a neighbors house.
15. Election Of Directors Verification of Quorum
 - i. Ballot count results: Lori Mitchell 392 votes, Jim Pantaleo 273 votes, Michael Anatole 262 votes, Stephanie Bennett 256 votes, Russ Pungrchar 188 votes
16. Appointment Of Officers: L. Mitchell nominated S. Bennett for President, M. Anatole seconded, the vote was four ayes, R. Pungrchar abstained. Motion was passed. S. Bennett moved to appoint M. Anatole Vice President, L. Mitchell seconded. The vote was four ayes, R. Pungrchar abstained. Motion was passed. L. Mitchell moved to appoint M. Anatole secretary, S. Bennett seconded. The vote was 3 ayes, J. Pantaleo voted nay, R. Pungrchar abstained. Motion was passed. S. Bennet moved to appoint L. Mitchell as Treasurer,

- M. Anatole seconded. The vote was four ayes, R. Pungrchar abstained. Motion was passed. S. Bennett moved to appoint J. Pantaleo as CC & R Chairman, M. Anatole seconded. Motion passed unanimously. L. Mitchell moved to appoint R. Pungrchar as Member at Large, M. Anatole seconded, motion passed unanimously.
17. S. Bennett moved to increase the dues by \$6.00 per month, L. Mitchell seconded. The vote was three ayes, J. pantaleo and R. Pungrchar voted against. Motion was passed.
 18. The Board discussed the budget for 2009. M. Anatole moved to approve the budget as presented, L. Mitchell seconded. The vote was three ayes, J. Pantaleo and R. Pungrchar voted against. Motion was passed.
 19. Stephanie moved to appoint Michael Kress to Architectural Committee Chairman, M. Anotole seconded. The vote was three ayes, R. Pungrchar and J. Pantaleo abstained. Motion was passed.
 20. S. Bennett moved to appoint Jackie Morley to Newsletter Publisher, L. Mitchell seconded. The vote was 3 ayes, R. Pungrchar and J. Pantaleo voted against. Motion was passed.
 21. S. Bennett moved to appoint Lee Murray as Website Publisher, M. Anatole seconded. The vote was 3 ayes, R. Pungrchar and J. Pantaleo voted against. Motion was passed.
 22. S. Bennett moved to appoint Lee Murray to manage the Board's webmail. Much discussion ensued. L. Mitchell seconded. The vote was 3 ayes, R. Pungrchar and J. Pantaleo voted against. Motion was passed.
 23. S. Bennet assigned M. Anatole as the legal coordinator.
 24. S. Bennett assigned Landscaping to Lori Mitchell.
 25. S. Bennet will manage the Mountain Park.
 26. S. Bennett appointed Jacki Morley as Arena Chair
 27. S. Bennett appointed Don Paone as Mountain Park Chair.
 28. J. Pantaleo tendered his resignation from the Board.
 29. S. Bennet moved to appoint Lee Murray to take J. Pantaleo's place. M. Anatole seconded. The vote was 3 ayes, R. Pungrchar voted against. Motion was passed.
 30. S. Bennett adjourned the meeting at 11:12.