

1 **BENEDICT HILLS HOMEOWNERS ASSOCIATION**

2
3 c/o Accell Property Management, Inc., 23046 Avenida De La Carlota, Suite 700
4 Laguna Hills, CA 92653

5
6 **BOARD OF DIRECTORS MEETING MINUTES**
7 **OCTOBER 7, 2019**
8 **9696 Moorgate Rd, Beverly Hills, CA 90210**

9
10 **ATTENDANCE**

11 The following members of the Board of Directors attended the meeting: Steven Rosenwasser, Hethie
12 Parmesano, Susan Davidson, David Herman, Renee Paul, Andrea Silver and Brian Prince. Joy Denton
13 was absent.

14
15 Ami Reynaga, Community Manager, was present and recorded the minutes.

16
17 There were no owners present.

18
19 **ESTABLISHMENT OF QUORUM/CALL TO ORDER**

20 A quorum was established. President Steve Rosenwasser called the meeting to order at 7:01 p.m.

21
22 **REVIEW/APPROVAL OF GENERAL SESSION MEETING MINUTES**

23 A. August 25, 2019 – Andrea Silver made a motion to approve the minutes with the changes discussed.
24 Susan Davidson seconded the motion. Motion carried. Brian Prince abstained.

25
26 **FINANCIAL MATTERS**

- 27 A. Review of July 31, 2019 financial report – Steve Rosenwasser made a motion to accept the July
28 31, 2019 financial report. Susan Davidson seconded the motion. Motion carried by unanimous
29 consent.
- 30 B. Review of August 31, 2019 financial report – No action on this item. Accell Property Management
31 has not finalized the reconciliation of the August 31, 2019 financial reports.
- 32 C. Reserve funding – Steve Rosenwasser made a motion to defer the funding of the reserves.
33 Susan Davidson seconded the motion. Motion carried by unanimous consent.
- 34 D. Bank account transfer – Hethie Parmesano made a motion to close the First Republic bank
35 account and move the funds to Alliance Bank, provide approval to Accell Property Management
36 to perform electronic transfers from Luther Burbank Bank to Bank of the West Bank, and for
37 reserve funds to continue to be kept at both banks. Susan Davidson seconded the motion.
38 Motion carried by unanimous consent.
- 39 E. Arrange Financial Review – Steve Rosenwasser made a motion to approve moving forward with
40 the Audit report as soon as possible with Fitzgerald and Associates. Brian Prince seconded the
41 motion. Motion carried by unanimous consent.

42
43 **COMMITTEE REPORTS**

- 44 A. Architectural – Nothing to report.
- 45 B. Landscaping – The landscaping committee report is attached.
- 46 C. Hospitality/Communications – The Hospitality/Communications committee report is attached.
- 47 D. Safety & Security – The Safety & Security report is attached.
- 48 E. Tennis – David Herman gave the tennis report.

49
50 **MANAGEMENT REPORT**

51 Ami Reynaga reported that a new accounting director with Accell Property Management will be starting
52 her role on October 14, 2019. A new account payables platform will be introduced as Benedict Hills HOA
53 will be included in the second phase of the integration.

54
55 **BENEDICT CANYON ASSOCIATION REPORT**

56 Ami Reynaga obtained a report from Claire Carafello regarding insurance companies tripling rates or not
57 renewing policies of Canyon residents due to last year's fires. The rates affecting home sales and deals
58 are falling out of escrow because buyers cannot qualify for a loan since they can't get insurance. Also,
59 break-ins and attempted break-ins on Maybrook while residents were in the house and the complete lack
60 of police presence and response.

61
62 **UNFINISHED BUSINESS**

- 63 A. Burbank Airport Settlement and Van Nuys Airport – Steve Rosenwasser provided a report.
64 B. Proposed hotel in Benedict Canyon – Nothing to report.
65 C. Review management company integration - Discussed in executive session.

66
67 **NEW BUSINESS**

- 68 A. Project calendar – Accell Property Management will provide a proposed project calendar.
69 B. Special Projects
70 i. Swales – The board discussed scheduling a landscape walk in early December with Reliable
71 Gardens Inc. to walk the slope areas and look at the swales.
72 ii. Tennis court resurfacing – Accell Property Management will obtain proposals for the tennis
73 court resurfacing.
74 iii. DWP oversight – Steve Rosenwasser made a motion to appoint Hethie Parmesano and
75 Susan Plotkin to a committee to review DWP bills for compliance with the recent agreement.
76 Andrea Silver seconded the motion. Motion carried by unanimous consent.

77
78
79 **SCHEDULE NEXT BOARD MEETING**

80 The next meeting was scheduled for November 18, 2019 at the home of Hethie Parmesano, 9697
81 Wendover Dr.

82
83 **EXECUTIVE SESSION**

84 The Board discussed member discipline issues, matters relating to the formation of contracts with third
85 parties, pending and prospective litigation, issues relating to prior litigation, and advice of counsel. A
86 disciplinary hearing was conducted at the September 26 executive session and the board's determination
87 was finalized at the October 7 executive session.

88
89 Respectfully Submitted by Ami Reynaga Community Manager, Agent for Accell Property Management

Ami Reynaga

From: Denton, Joy <Joy.Denton@Sothebyshomes.com>
Sent: Sunday, October 6, 2019 12:30 PM
To: Davidson Susan
Cc: Andrea Silver; Brian Prince; David Herman; Hethie Parmesano; Renee Paul; Rosenwasser Steve; Ami Reynaga
Subject: Re: Architectural Committee Report

Nothing new except that a draft letter was prepared to the owners building the new home on Deep Cyn. with regard to their noncompliance with plans and agreements with the HOA. The letter will be sent shortly.

Joy Denton

Real Estate Advisor, Top 1% Nationwide

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[9665 Wilshire Blvd. #400](#)

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www.joydenton.com

On Oct 5, 2019, at 8:32 PM, Davidson Susan <rdavidso@ucla.edu> wrote:

To quote Alan Parrish of ADT, "For the third month in a row there were no crimes found reported on crimemapping.com and no crimes reported to ADT!"

We have been lucky here but we should continue to remind homeowners to use their security systems, and to report any suspicious activity to ADT or police. The Benedict Canyon report is a bit troubling so we need to be vigilant.

Susan D.

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

Date: October 6, 2019

From: Steve Rosenwasser

To: Benedict Hills HOA Board of Directors

Cc: Ami Reynaga

Re: Landscape Committee Report

I. Tree Damage

A Red-flowering Gum on the slope of 9756 Burnley appears to have finally died. Two Ash trees and a Chinese Elm on the same slope were topped without authorization. The two Ash trees were topped previously in 2012, and had regrown in the haphazard manner typical of topped trees. In his last tree assessment, the HOA's consulting arborist Jan Scow recommended that the trees be pruned or removed, and he placed ribbons on both trees, which are still in place.

The committee is assessing Sycamores on the slope of 9762 Burnley that are not doing well.

II. Tree trimming/removal

A trunk of a Coast Live Oak behind 9778 Wendover was removed.

The committee is making arrangements for pruning eight Coast Live Oaks.

III. Planting

The committee intends to start planting later this month when the weather cools.

IV. Irrigation

The committee approved Reliable replacing batteries in four battery-operated timers.

Ami Reynaga

From: Denton, Joy <Joy.Denton@Sothebyshomes.com>
Sent: Sunday, October 6, 2019 12:31 PM
To: Davidson Susan
Cc: Andrea Silver; Brian Prince; David Herman; Hethie Parmesano; Renee Paul; Rosenwasser Steve; Ami Reynaga
Subject: Re: Hospitality Report

We have one new owner on Wendover. A welcome e-mail will be sent.

Joy Denton

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Ami Reynaga

From: Davidson Susan <rdavidso@ucla.edu>
Sent: Saturday, October 5, 2019 8:32 PM
To: Andrea Silver; Brian Prince; David Herman; Denton Joy; Hethie Parmesano; Renee Paul; Davidson Susan; Rosenwasser Steve
Cc: Ami Reynaga
Subject: Safety & Security Report

To quote Alan Parrish of ADT, "For the third month in a row there were no crimes found reported on crimemapping.com and no crimes reported to ADT!"

We have been lucky here but we should continue to remind homeowners to use their security systems, and to report any suspicious activity to ADT or police. The Benedict Canyon report is a bit troubling so we need to be vigilant.

Susan D.

Ami Reynaga

From: David Herman <dhermangallery@me.com>
Sent: Monday, October 7, 2019 10:13 AM
To: Ami Reynaga
Subject: Tennis Report

Emanuel is going to paint on the side and back wall to cover up the water stains.

No other news.

David