

1 **BENEDICT HILLS HOMEOWNERS ASSOCIATION**

2  
3 c/o Accell Property Management, Inc., 23046 Avenida De La Carlota, Suite 350  
4 Laguna Hills, CA 92653

5  
6 **BOARD OF DIRECTORS MEETING MINUTES**  
7 **NOVEMBER 18, 2019**  
8 **9697 Moorgate Rd, Beverly Hills, CA 90210**

9  
10 **ATTENDANCE**

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

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

16  
17 Owner Paolo Dorigo was present.

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

20 A quorum was established. President Steve Rosenwasser called the meeting to order at 7:07 p.m.

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

23 A. October 7, 2019 – Steve Rosenwasser made a motion to approve the minutes as presented. Hethie  
24 Parmesano seconded the motion. Motion carried by unanimous consent.

25  
26 **FINANCIAL MATTERS**

- 27 A. Status of Financial Review – Ami reported that Accell was working on getting records from Claire,  
28 and that there was no further update.
- 29 B. Review of August 31, 2019 financial report – Steve Rosenwasser made a motion to accept the  
30 August 31, 2019 financial report. Susan Davidson seconded the motion. Motion carried by  
31 unanimous consent.
- 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 Status – The board inquired on the status of the change of address for Bank of  
35 West so that Accell can make payments from reserves. Ami will follow up.
- 36 E. A/P Review and Processing – Susan Davidson requested training. Ami Reynaga reported on the  
37 status of Strong Room as it will be used as the new accounts' payable platform.
- 38 F.

39 **COMMITTEE REPORTS**

- 40 A. Architectural – The architectural report is attached. The board discussed a homeowner request  
41 regarding the construction at 2729 Deep Canyon.
- 42 B. Landscaping – The landscaping committee report is attached. By unanimous consent, the board  
43 authorized the committee to remove the Palm tree on the common area.
- 44 C. Hospitality/Communications – No new updates to report.
- 45 D. Safety & Security – The Safety & Security report is attached. Ami will send out a letter asking for  
46 information regarding activity at the time of the recent burglary on Hutton.
- 47 E. Tennis – Steve Rosenwasser gave the tennis report he received from David Herman. The board  
48 unanimously authorized having Emanuel Howard fill cracks and do painting, provided the cost  
49 does not exceed the amount the HOA previously paid by more than 20%.

50  
51 **MANAGEMENT REPORT**

52 Ami Reynaga reported that she is working on obtaining proposals for the tennis court resurfacing and  
53 reported on internal accounting problems.

54  
55

56 **BENEDICT CANYON ASSOCIATION REPORT**

57 No report was provided.

58

59 **UNFINISHED BUSINESS**

- 60 A. Amendment of Rule 3.2 – Ami Reynaga reported that the proposed rule change was mailed  
61 with the October assessment billing statement, no comments were received from the owners.  
62 Steve Rosenwasser made a motion to approve the rule change. Hethie Parmesano  
63 seconded the motion. Motion carried by unanimous consent.
- 64 B. Burbank airport settlement and Van Nuys Airport – Steve Rosenwasser reported on the  
65 November 6 meeting of the Southern San Fernando Valley Airplane Noise Task Force.
- 66 C. DWP invoice review – Hethie Parmesan reported that the oversight committee is working on  
67 it.
- 68 D. Proposed hotel in Benedict Canyon – Joy Denton reported that there are no updates to  
69 report.
- 70 E. Review management company integration – Steve Rosenwasser moved this item to  
71 executive session.

72

73 **NEW BUSINESS**

- 74 A. Holiday gifts – The board unanimously approved holiday gifts to the architect and landscape and  
75 security personnel. Susan Davidson will provide a list to Accell Property Management of the  
76 individuals and amounts; the checks will be cut internally and provided to the board.
- 77 B. Donations – The board approved an amount of \$100.00 in memory of the mother of the owner of  
78 the Association's landscape company.
- 79 C. Project Calendar – The board reviewed the project calendar.
- 80 D. Special Projects
- 81 1. Swales – The board will determine a date for the swales inspections.
- 82 2. Tennis court resurfacing – The board reviewed a proposal from Premier Builders in the  
83 amount of \$65,000. No action was taken on this item. The board will discuss adding to the  
84 scope of the resurfacing lining a court for pickle ball or paddle tennis.

85

86 **SCHEDULE NEXT BOARD MEETING**

87 The next meeting was scheduled for January 9, 2019.

88

89 **EXECUTIVE SESSION**

90 The Board discussed member discipline issues, pending and prospective litigation, issues relating to prior  
91 litigation, and advice of counsel.

92

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

## Ami Reynaga

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**From:** Denton, Joy <Joy.Denton@Sothebyshomes.com>  
**Sent:** Monday, November 18, 2019 4:12 PM  
**To:** Ami Reynaga; Andea Silver; David Herman; Heathie Parmesano; Renee Paul; Steven Rosenwasser; Susan Davidson  
**Subject:** RE: BCA report, Architectural Committee report, Hospitality Committee report

### BCA report-

LAPD report: Chris Ragsdale said the number of house burglaries was very low compared to the past months in and around Benedict Cyn.

Thefts of wallets and purses, etc. were still an issue on the street and in markets and stores.

The pots on Benedict are looking good again after it was discovered the city had once again turned off the water supply and it was restored.

Notification was received that some streets in Benedict will be repaved. I was asked for a list of streets in our HOA that need attention.

I told Claire to put Aldbury and lower Deep Cyn. on the list.

### Hospitality-

Nothing to report.

### Architectural-

A meeting was finally scheduled with the owners and architect at 2729 Deep Cyn. to discuss deviations from their plans and approval letter from the HOA.

### **Joy Denton**

*Real Estate Advisor, Top 1% Nationwide*

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9665 Wilshire Blvd. #400

Beverly Hills, CA 90212

c: 310-266-9877

CalDRE#: 00794590

[www.joydenton.com](http://www.joydenton.com)

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**From:** Ami Reynaga [mailto:ami@accellpm.com]

**Sent:** Monday, November 18, 2019 11:55 AM

**To:** Andea Silver <andreasilver17@gmail.com>; David Herman <dhermangallery@me.com>; Heathie Parmesano <hparmesano@sbcglobal.net>; Denton, Joy <Joy.Denton@Sothebyshomes.com>; Renee Paul <renee2348@icloud.com>; Steven Rosenwasser <srosenwasser1@gmail.com>; Susan Davidson <rdavidso@ucla.edu>

**Subject:** RE: BHA - Board packet for tonight's meeting

Good afternoon,

Attached are the executive minutes from the August and October meeting.

Sincerely,

Ami Reynaga  
**Regional Director**  
23046 Avenida de la Carlota, Ste. 350  
Laguna Hills, CA 92653  
P 949.581.4988 • F 949.581.9785  
[www.accellpm.com](http://www.accellpm.com)



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In the event of an emergency relating to community safety or loss of property, please call our 24-hour Emergency Service at 949.361.3290. Please let us know how we are doing by leaving your [feedback here](#)

We now use Homewise for all escrow & lender requests. Please order your document(s) through [www.homewisedocs.com](http://www.homewisedocs.com).

**Accell has moved to a new suite!**

As of November 12<sup>th</sup>, 2019 our new address is **23046 Avenida De La Carlota, Suite 350, Laguna Hills, CA. 92653**

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**From:** Ami Reynaga  
**Sent:** Monday, November 18, 2019 11:50 AM  
**To:** 'Andea Silver' <[andreasilver17@gmail.com](mailto:andreasilver17@gmail.com)>; 'Brian Prince' <[Galorde@aol.com](mailto:Galorde@aol.com)>; 'David Herman' <[dhermangallery@me.com](mailto:dhermangallery@me.com)>; 'Heathie Parmesano' <[hparmesano@sbcglobal.net](mailto:hparmesano@sbcglobal.net)>; 'Joy Denton' <[Joy.Denton@Sothebyshomes.com](mailto:Joy.Denton@Sothebyshomes.com)>; 'Renee Paul' <[renee2348@icloud.com](mailto:renee2348@icloud.com)>; 'Steven Rosenwasser' <[srosenwasser1@gmail.com](mailto:srosenwasser1@gmail.com)>; 'Susan Davidson' <[rdavidso@ucla.edu](mailto:rdavidso@ucla.edu)>  
**Subject:** BHA - Board packet for tonight's meeting

Good afternoon,

Please find attached the board packet for tonight's meeting.

I will provide copies for you tonight.

Sincerely,

Ami Reynaga  
**Regional Director**  
23046 Avenida de la Carlota, Ste. 350  
Laguna Hills, CA 92653  
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**\*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: November 18, 2019

From: Steve Rosenwasser

To: Benedict Hills HOA Board of Directors

Cc: Ami Reynaga

Re: Landscape Committee Report

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### I. Tree Damage

A Brazilian Pepper on the slope 9692 Wendover died. The symptoms were consistent with other Brazilian and California Pepper trees below Hutton that have died during the last several years from *Armillaria melea* (oak root fungus).

A large branch of a Red-flowering Gum broke and fell on the slope of 9762 Burnley.

### II. Tree trimming/removal

The two pruning companies recommended by the HOA's consulting arborist Jan Scow, Tree Preservation & Landscaping and LA TreeCare, completed their pruning of eight Coast Live Oaks. Two adjacent Chinese Elms that were causing two of the Coast Live Oaks to grow toward homeowner houses also were pruned. The pruned trees are on the slope maintenance areas of 3112 Hutton, 9624 Wendover, 9685 Wendover, 9748 Burnley, 2740 Deep Canyon, 2709 Deep Canyon, and 9779 Aldbury.

The committee approved Reliable removing the dead Red-flowering Gum on the slope of 9756 Burnley.

In accordance with policy, no trees were removed or pruned over a homeowner's objection.

The committee is considering whether the Palm on the common area above court 2 should be removed entirely rather than just having dead fronds removed.

### III. Planting

Reliable has not yet received the trees that were approved for planting.

Given the healthy-looking condition of the grass at the Monument, the committee decided not to aerate and overseed the lawn at the Monument this year.

#### IV. Irrigation

Reliable repaired two broken lateral lines, and replaced the batteries in four battery-operated controllers.

The controller housing on Burnley rusted and collapsed. The committee approved a proposal to install new housing with a new concrete pad. The approved proposal also includes a short landscape wall to divert water for rust prevention.

#### V. Brian Prince's Demands

Subsequent to the last meeting, Brian Prince emailed me that he wanted to trim a Coast Live Oak that he claimed was on his property, but which is on the slope of 9654 Wendover. I provided Brian with photographic evidence that the tree clearly belongs to 9654 Wendover.

Brian then demanded information regarding the bidding for the pruning of the Coast Live Oaks, specifically the name and phone number of the tree trimmer who did not recommend that work be done to the tree that Brian wanted to prune. I informed Brian that his demand related to the formation of contracts for the pruning of the Coast Live Oaks, and was a subject for executive session, not email correspondence.

Brian Prince then demanded that the committee give him a list of all landscape vendors besides Reliable who had done work for the Association since the beginning of 2018. I am not aware of any such list. However, the Landscape Committee reports name the vendors who provided landscape services described in the reports, and are distributed to all Board members and attached to the Board's minutes. Brian Prince was a Board member during the time period covered by his demand, and, like other Board members, was sent the Landscape Committee reports. For that reason, I informed Brian that he had already been sent the information he was demanding.

In a subsequent email, dated November 5, 2019, Brian Prince made a demand for Board approvals of vendor or contractor proposals or invoices for 2018 and 2019, and Ami has been requested to make arrangements for Brian to review those records (other than documents that relate to matters in which he was, or is, adverse to the Association).

## Ami Reynaga

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**From:** Davidson Susan <rdavidso@ucla.edu>  
**Sent:** Saturday, November 16, 2019 12:52 PM  
**To:** Ami Reynaga; Denton Joy; Davidson Susan; Andrea Silver; Hethie Parmesano; Brian Prince; David Herman; Rosenwasser Steve; renee paul  
**Subject:** Safety/Security Report for Nov. 2019

I have not received Alan Parrish's (ADT) report for Oct. 2019. Therefore I only have anecdotal reports of crimes in our area. These would include Ring neighborhood notifications and "Next Door notifications. We are seeing the usual package thefts, thefts from cars, snooping around houses. None of these were in our immediate area. We need to be vigilant and use any deterrents we have. (Alarm systems, Ring cameras, locked cars, etc.). There were reports of cougar sightings in our immediate area. These may have been because the animals fled their usual area because of the fires.

I attended the BABCNC Emergency Preparedness Council meeting on Nov. 13. As usual, these are useful to see what our neighboring groups are doing in terms of fire prevention, and disaster preparedness. A representative of the Mayor's office was in attendance as well as LAPD. A presentation was made by someone who has started a business advising/helping people to prepare for disasters. One of the members who is very active in researching fire prevention methods spoke about recent developments. I encourage other Board members, as well as homeowners, to attend these meetings.

The flyer below was distributed at the meeting and all were encouraged to attend.



# GETTY FIRE TOWN HALL

LEARN MORE ABOUT THE CAUSE OF THE FIRE, THE RESPONSE, AND WHAT YOUR OFFICIALS AND FIRST RESPONDERS MAY HAVE LEARNED.



Monday, November 25,  
6:30 - 8:30 PM

Skirball Cultural Center  
2701 N Sepulveda Blvd,  
Los Angeles, CA 90049

## Preliminary list of speakers:

- Deputy Chief Armando Hogan, Deputy Chief Operations West Bureau LAFD
- LADWP General Manager and Chief Engineer Marty Adam
- Walt Young, Deputy Executive Officer, MRCA
- Antoine Kunsch, Defensible Space Coordinator, Resource Conservation District of the Santa Monica Mountains
- LAPD Captains Victor Davalos and Randall Goddard
- LAPD Senior Lead Officer Christopher Ragsdale
- Joan Pelico, CD5 Chief of Staff
- Madelynn Taras, CD4 Field Deputy
- Nicolas Rodriguez, District Director for Rep. Ted Lieu
- Representative from LA Department of Emergency Management

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For questions, please call or email us at (310) 479-6247 / [council@babncn.org](mailto:council@babncn.org)

Presented by Bel Air-Beverly Crest Neighborhood Council with Brentwood Community Council



Find us on the web at [www.babncn.org](http://www.babncn.org)



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As I was finishing this report, I received an email from Brian Prince to alert us about a break-in on Hutton. This is very disturbing. I heard a siren about 10 last night and wondered what was happening. We'll distribute more information as it becomes available. Hopefully we'll get some information from ADT regarding this incident.

Susan Davidson