

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF
BENEDICT HILLS HOMEOWNERS ASSOCIATION
APRIL 9, 2019**

A meeting of the Board of Directors of Benedict Hills Homeowners Association was held at 7:00 pm on April 9, 2019 at 9696 Moorgate Road, Beverly Hills, CA.

Board Members in Attendance: Susan Davidson, Joy Denton, David Herman, Brian Prince, Steven Rosenwasser, Andrea Silver, and Robert Wallerstein.

Board Members Absent: None.

Residents in Attendance: Bruce Raney until 7:50 pm.

1. Call to Order. The meeting was called to order at 7:01 pm by President David Herman.
2. Approval of Minutes. The Board unanimously approved the minutes of the February 26, 2019 Board meeting.
3. Financial Report.
 - (a) Approval of December - February Financial Reports. The Board unanimously approved the corrected December and January financial reports. Robert Wallerstein noted that in the narrative portion of the February report, the first sentence of the Accounts Payable paragraph should be corrected to say "2019" instead of "2017." With that correction, the Board unanimously approved the February financial report.
 - (b) Reserve Funding. The Board unanimously agreed not to make contributions to reserves for the remainder of the fiscal year.
4. Open Forum.

Bruce Raney commented on the president's report that was distributed to the membership the previous week.
5. Committee Reports
 - A. Architectural. The Architectural Committee report is attached. The Board discussed the proposed plans for 9762 Burnley, which include the homeowner taking

responsibility for a portion of their slope maintenance area. The Board unanimously approved the proposal subject to all of the following conditions being satisfied at the homeowner's expense: (1) a recorded slope area agreement (with map) approved by counsel, (2) painting of the wall(s) facing Wendover, (3) an irrigated planter above the upper swale maintained by the homeowner with screening vegetation approved by the Board, and (4) the Association's planting of screening trees below the upper swale.

- B. Landscape. The Landscape Committee report is attached.
 - C. Hospitality/Communications. The Hospitality Committee report is attached. The Board unanimously agreed to plan a pot luck party and tennis event to be held at the tennis courts on June 23.
 - D. Safety & Security. The Safety Committee report is attached. The Board unanimously agreed to make emergency preparedness information available at the party.
 - E. Swales. No developments.
 - F. Tennis. David Herman reported that the courts need resurfacing. The Board unanimously agreed to plan on resurfacing in the next fiscal year. David reported that the rules are not being followed with respect to where lessons are given. The Board unanimously approved signs numbering the courts, and signs specifying that lessons are only to be given on the lower courts. See also Hospitality/Communications above.
6. Unfinished Business.
- (1) New Management Company. Discussed in executive session.
 - (2) Adopt Filming Policy. The Board discussed the filming policy that was drafted by Andrea Silver and circulated by Claire prior to the meeting. The policy was unanimously approved.
 - (3) Unauthorized pruning on slope of 3135 Hutton. Discussed in executive session.

- (4) DWP Rate Change. The Board discussed the current status.
- (5) Dead trees at 2717 Deep Canyon. Claire reported that she was informed the trees and brush have been removed.
- (6) Dead Eucalyptus at 9754 Wendover. Claire reported that the tree has been removed.
- (7) Burbank airport settlement and opposition to current and proposed routes. Steve Rosenwasser reported on the request he received from Sherman Oaks & Encino Quiet Skies to support their position regarding Van Nuys airport departures: the Sherman Oaks HOA meeting he attended where LA City Attorney Mike Feuer spoke about airport issues; and the actions of public officials that have taken place since the last Board meeting. Steve reported that the FAA has announced it will do an environmental assessment of the routes in the settlement agreement, which will further delay implementation of those routes. Matters relating to communications with counsel and members of the executive committee of the Benedict Hills Estates Association were discussed in executive session.
- (8) Proposed hotel in Benedict Canyon. No developments.

7. New Business

- (1) Reserve study update. The Board unanimously approved RSI doing a reserve study update. Claire will be asked to provide RSI with updated information.
- (2) Budget for 2019-2020. The Board discussed the next fiscal year's budget and the deadline for its preparation. Claire will be asked to prepare a budget for discussion at the next Board meeting.
- (3) Van Nuys Airport departures. The Board discussed the impact of flight traffic from Van Nuys Airport. Matters relating to communications with counsel and members of the executive committee of the Benedict Estates Association were discussed in executive

session.

- (4) Approve donation to Fire Station 99 for Fire Service Day. The Board approved donating \$2,000 to Fire Station 99 for Fire Service Day. Susan Davidson, Joy Denton, David Herman, Brian Prince, Andrea Silver, and Robert Wallerstein voted in favor. Steve Rosenwasser voted against.
 - (5) Tennis Program. Discussed above.
 - (6) City's Ordinance Prohibiting Saturday construction activity. Claire will be asked to inform homeowners doing remodeling of the City's prohibition of exterior construction on Saturdays. The Board agreed that it also should be included in architectural approvals. Possible amendment of the rules will be put on the agenda for the next meeting.
8. Scheduling of Next Board meeting. The next board meeting was scheduled for May 20, 2019 at a location to be determined.
 9. Executive Session. The Board discussed member discipline issues, matters relating to the formation of contracts with third parties, pending and prospective litigation, issues relating to prior litigation, and advice of counsel. The Board unanimously approved Reliable's rate increase effective July 1.
 10. Adjournment. The general meeting was adjourned to go into executive session, which was adjourned at 9:50 pm.

COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE REPORT - Joy Denton: There have been a couple of complaints about the dumpsters on Deep Canyon. The homeowner at 2753 Deep Cyn says he doesn't have room to move the dumpster to his driveway or garage due to space limitations and ongoing work in those areas. The owners of the new home being built a few doors down have not responded to Claire's messages about their dumpster, which comes and goes.

The owners of 9762 Burnley Pl want to expand their back yard which would include a retaining wall on the slope area. Plans will be presented at tonight's meeting for discussion.

HOSPITALITY COMMITTEE REPORT - Joy Denton: Two homes on Wendover have been leased. I asked Claire to get the new tenant contact information.

LANDSCAPE COMMITTEE REPORT – Steve Rosenwasser:

I. Tree trimming/removal

The two companies recommended by the HOA's consulting arborist, Tree Preservation & Landscaping and LA TreeCare, completed their safety pruning and cabling work last month. An overgrown hedge of Ficus trees and about 20 other trees were pruned and/or cabled. Those trees were located at the Monument, and on the slope areas of 3146 Hutton, 9624 Wendover, 9676 Wendover, 9691 Moorgate, 9754 Wendover, 9796 Burnley, 9768 Burnley, 9778 Aldbury, 9783 Aldbury, 9784 Aldbury, 9779 Aldbury, and 2680 Deep Canyon. TreeWorks did a limb removal at 3192 Toppington.

Tree removals were done by TreeWorks and Reliable Gardens. The three trees removed by TreeWorks were very large and cost more than \$2,000 each to remove. One large tree was an Aleppo Pine below Hutton that was at high risk for total tree failure. The second large tree was an Aleppo Pine below Hutton that was at high risk for limb failure. The HOA's consulting arborist had recommended limb or tree removal. The homeowner preferred to have the tree removed, so the HOA paid what it would have cost for limb removal and the homeowner paid the difference. The third large tree was the Silver Dollar Eucalyptus below Hutton that Brian Prince had Kerry's Tree Service trim for his view last Spring (with the homeowner's and the committee's consent). That tree died within six months of pruning and had to be removed. The three trees removed by Reliable were small, and two were removed as part of Reliable's regular maintenance.

Reliable informed us that one of TreeWorks' removals damaged an irrigation line. TreeWorks has agreed to pay for the cost of the repair.

Due to budgetary concerns, many of the consulting arborist's recommendations were not done this year. Based on this year's estimates, the cost for completing the remaining priority 1 and 2 recommendations next year will be approximately \$12,000.

The remaining priority 3 recommendations, for which bids have not yet been obtained, call for pruning or removing an additional 30 trees, which is more than the number of trees pruned or removed this Winter.

II. Landscape Maintenance

Reliable informed Claire that beginning with its invoice for February, it was increasing its monthly maintenance fee by approximately 10%. I was able to get Reliable to agree to postpone the increase until the Association's next fiscal year (which saved the Association \$2,250).

MANAGEMENT REPORT – Claire Carafello: Items addressed are Executive Session matters.

SAFETY & SECURITY COMMITTEE REPORT – Susan Davidson: All pertinent information was covered in the president's report. I would like to propose at this meeting that we have an informational meeting regarding emergency preparedness for the community with speakers and handouts. We may want to do this in conjunction with our neighboring association. This would be in lieu of our board sponsored RYN LA program.