

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF
BENEDICT HILLS HOMEOWNERS ASSOCIATION
MAY 20, 2019**

A meeting of the Board of Directors of Benedict Hills Homeowners Association was held at 7:00 pm on May 20, 2019 at the Association tennis courts, 2760 Deep Canyon Drive, Beverly Hills, CA.

Board Members in Attendance: Susan Davidson, Joy Denton, David Herman, Brian Prince, Steven Rosenwasser, and Robert Wallerstein (until 9:10 pm).

Board Members Absent: Andrea Silver.

Residents in Attendance: None.

1. Call to Order. The meeting was called to order at 7:06 pm by President David Herman.
2. Approval of Minutes. The Board unanimously approved the minutes of the April 9, 2019 Board meeting.
3. Financial Report.
 - (a) Approval of March and April Financial Reports. The Board unanimously approved the March and April financial reports.
4. Open Forum.

No items were presented in Open Forum.
5. Management Report. The management and BCA reports are attached. It was also reported that the Association is carrying a past due balance to DWP of approximately \$11,000.
6. Committee Reports
 - A. Architectural. The Architectural Committee report is attached. The Board reviewed the architectural approval letter and plans for 2729 Deep Canyon. The complaint regarding air conditioning units on the roof was discussed in executive session.
 - B. Landscape. The Landscape Committee report is attached.

- C. Hospitality/Communications. Three homeowners have volunteered to help with the pot luck party to be held at the tennis courts on June 23.
 - D. Safety & Security. No developments.
 - E. Swales. No developments.
 - F. Tennis. David Herman showed the Board a divot in court 1 that appeared to be caused by a bicycle pedal. The Board unanimously authorized its repair. David also reported on the work being done by Emanuel Howard.
7. Unfinished Business.
- (1) New Management Company. Discussed in executive session.
 - (2) Tennis Program. A reminder of the June 23 event will be sent.
 - (3) Burbank Airport and Van Nuys Airport. Steve Rosenwasser reported on communications he received from Sherman Oaks & Encino for Quiet Skies, and from Jeff Rohde of the Bel Air Ridge HOA, including a time lapse schematic video of 6 hours of air traffic over our area. Matters relating to communications with counsel and members of the executive committee of the Benedict Hills Estates Association were discussed in executive session.
 - (4) Proposed hotel in Benedict Canyon. No developments.
 - (5) Unauthorized pruning on slope of 3135 Hutton. Discussed in executive session.
 - (6) Tarp at 3171 Toppington. Discussed in executive session.
 - (7) Board meeting location. Claire will be asked to see if Bel Air Ridge would let the Board use their clubhouse if nobody on the Board is willing or able to host.

8. New Business

- (1) Adopt Reserve Funding Plan for 2019-2020. After discussion, the Board unanimously approved Funding Plan #3 of the April 29, 2019 Reserve Study Update.
- (2) Approve Budget for 2019-2020. After discussion of Claire's proposed budget, the Board agreed to reduce landscape extras from \$25,000 to \$15,000, to reduce tree trimming/removal from \$25,000 to \$20,000, to increase management by \$1,800, and to ask Claire to provide her best water estimate taking into account this year's DWP billings and one-time credits. The Board set a meeting date of May 28, 2019 to finalize the budget.
- (3) Approve Annual Budget Report. The Board unanimously approved updating the Annual Budget Report, and to add the 2019-2020 budget information once a budget is approved at the next meeting.
- (4) Approval of Annual Disclosures. The Board unanimously approved updating the annual disclosures by having the Association's attorney Matt Ober update the litigation disclosure.
- (5) Proposal to amend Rule 3.2 Hours for Noise Producing Work to conform to the City's Hillside Construction Regulation prohibiting exterior construction on Saturdays. The Board unanimously agreed to propose a rule change to Rule 3.2 by adding the following language: "Furthermore, in accordance with the City of Los Angeles Hillside Construction Regulation, exterior construction is not permitted on Saturdays." The Board agreed that the purpose of the proposed rule change is to conform Rule 3.2 to the requirements of the City's Hillside Construction Regulation.

9. Scheduling of Next Board meeting. The next board meeting was scheduled for May 28, 2019 at a location to be determined.

10. Executive Session. The Board discussed delinquencies, 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.

11. Adjournment. The general meeting was adjourned to go into executive session, which was adjourned at 9:48 pm.

COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE-Joy Denton. The new home on lower Deep Cyn-Kerendian family - it seems they have installed AC units on the roof which was not in the plans submitted to us. Board to discuss.

HOSPITALITY COMMITTEE-Joy Denton. No new owners. Andrea may have info on party.

LANDSCAPE COMMITTEE REPORT - Steve Rosenwasser:

I. Tree trimming/removal

Reliable did brush clearance throughout the slope areas.

The committee approved a proposal from Reliable to remove a large limb of an Acacia that broke on the slope of 9762 Wendover.

II. Planting

The committee approved a proposal to fill in groundcover on the slope of 3079 Hutton. An area that the homeowner thought was the HOA's responsibility was determined to be natural slope, so planting was not approved for that location.

III. Irrigation

Reliable repaired the lateral line broken by TreeWorks, who reimbursed the HOA for the cost.

Reliable replaced batteries in the battery-powered timers.

MANAGEMENT REPORT
May 20, 2019

1. Notices that the City no longer permits Saturday construction in hillside communities was sent on April 19 to **2729 Deep Canyon, 2753 Deep Canyon** and **9607 Wendover**.

2. Regarding the status of the DWP Rate Change, credits received to date total \$22,028.55.

2714 Deep Canyon is still being billed at Schedule B MDU rate and the DWP said they are still working on that one.

Rate changes were made for **2740 Deep Canyon** and **3067 Hutton** at the end of February, but no credits have been received for either of those properties.

A follow up email to DWP requesting status on these pending credits was sent on May 20.

3. An email and text were sent to owner of **2729 Deep Canyon** on May 18 regarding unapproved placement of an air conditioner on the roof and the need to relocate it so it is not visible. A follow up phone call was made today when the owner did not respond. Owner said the placement of the air conditioner was approved. I asked that he reply to my email and state his position so that I could forward it to architectural committee. He said he would do that but has not done so.

4. An email was sent on May 19 to the owner of **3157 Hutton** requesting removal of a mattress at the curb and the need to contact the City's Bulky Item Pick Up (BIPU) unit to come get it. A follow up phone call was made on May 20 when no response was received, at which time the mattress had by then been removed by the owner's gardener. The owner was reminded to coordinate with BIPU prior to dumping at the curb.

5. A tenant residing at **2717 Deep Canyon** called on May 15 complaining about the construction dumpster parked in front of his house. I asked him how long he was living there and he said about a year. I asked him to text me his name and contact info for ADT but he never did. I emailed the owner and requested the same information, but never received a reply. A follow up email was sent on May 20.

6. An email and phone call was placed on April 19 to the owner of **3171 Toppington** requesting the reason for the blue tarp on the property. Owner did not know and said she'd ask her gardener why it was there and let me know. She never followed up. A second email was sent on April 24. No response was received. A third email was sent on May 20 requesting that the tarp, which seemingly is serving no purpose, be removed from the fence.

7. The tenant at **9762 Wendover** contacted me on April 10 requesting a tennis court key. The out of town owner was never given a key nor were the prior tenants according to the management company. My records show that a key was never issued for that property and David is checking his records to confirm. Once confirmed that no key has been given, David will arrange to give the current tenants one. The management company will request a \$250 deposit from the tenant for the key.

BCA REPORT

1. LAPD reported that thieves continue to canvas neighborhoods checking for unlocked cars. There is also an organized ring of out of state criminals who fly into LA, scope out upscale neighborhoods, pre-select homes to break into and later return to do just that. After the break-in(s) are accomplished, they hop back on a plane to wherever they came from or to the next upscale town to burglarize.

2. CD-5 updated on scheduled street resurfacing and the scheduled LADWP project on Sunset between the 405 and Del Fern, which will be done in three phases starting in June. Traffic will be reduced to two lanes in either direction. See fact sheet below.

3. The BCA is working with Tree People and the City to plant and beautify the Mulholland triangle between Beverly Glen and Benedict Canyon.