

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

A meeting of the Board of Directors of Benedict Hills Homeowners Association was held at 7:00 pm on June 20, 2019 at 9696 Moorgate Road, Beverly Hills, CA.

Board Members in Attendance: Susan Davidson, Joy Denton, David Herman (by telephone), Steven Rosenwasser, and Andrea Silver.

Board Members Absent: Brian Prince and Robert Wallerstein.

Residents in Attendance: None.

1. Call to Order. The meeting was called to order at 7:10 pm by Vice-President Joy Denton.
2. Approval of Minutes. The Board unanimously approved the minutes of the May 20, 2019 and May 28, 2019 Board meetings.
3. Financial Report.
 - (a) Approval of May Financial Report. The Board unanimously approved the May financial report.
4. Open Forum.

No items were presented in Open Forum.
5. Management Report. The management and BCA reports are attached.
6. Committee Reports
 - A. Architectural. The Architectural Committee report is attached. A proposal to resolve the complaint regarding the air conditioning units on the roof of 2729 Deep Canyon was discussed in executive session.
 - B. Landscape. The Landscape Committee report is attached. Steve Rosenwasser reported that in November 2018, he received two different formats of consulting arborist Jan Scow's tree survey report, one of which Claire already provided to Brian Prince, and that Steve had brought both formats to the meeting to give to Brian,

who had not yet shown up for the meeting. The Board discussed Brian Prince's threat to take legal action against Steve and the Board if Brian did not receive the documents by the close of business on June 21. The Board unanimously agreed that if Brian failed to show up before the meeting was over, Steve should send the documents to Brian the next day by certified mail, return receipt requested, inform Claire of the mailing, and ask her to email Brian informing him that the documents had been sent to him.

- C. Hospitality/Communications. Susan Davidson, Joy Denton, and Steve Rosenwasser volunteered to bring drinks to the pot luck party to be held at the tennis courts on June 23. Claire will be asked to send a reminder of the party to all homeowners.
- D. Safety & Security. No developments.
- E. Swales. No developments.
- F. Tennis. David Herman reported that there are several divots on the courts that need to be repaired.

7. Unfinished Business.

- (1) New Management Company. Discussed in executive session.
- (2) Tennis Program. Claire will be asked to include the tennis event in her reminder of the pot luck party.
- (3) Burbank Airport and Van Nuys Airport. Steve Rosenwasser and Susan Davidson reported on Burbank Airport's request for the FAA to disperse Burbank departures. 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) 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. To save costs, notice of the proposed rule change will be sent with the next bills.

8. New Business

(1) Annual Meeting. Sunday, August 25, 2019 at 4:00 pm was selected as the 2019 Annual Meeting date and time. Voting to begin at 3:00 pm. The Board approved Accell to act as inspector of elections and approved hiring the League of Women Voters of Los Angeles to act as inspector of election in case a contract is not finalized with Accell in time for them to conduct the election.

(2) Ducks. The Board discussed issues homeowners have been having with ducks in their pools, and agreed that there was no appropriate action for the Board to take.

9. Scheduling of Next Board meeting. In case a meeting is needed before the Annual Meeting, a Board meeting was tentatively scheduled for June 29, 2019 at Andrea Silver's home.

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. With respect to the pending contract with Accell, the Board unanimously approved having Accell store Association records at and near their office.

11. Adjournment. The general meeting was adjourned at 7:27 to go into executive session, which was adjourned at 8:20 pm.

COMMITTEE REPORTS

MANAGEMENT REPORT June 20, 2019

No BHHOA Management items to report.

BCA REPORT

1. LAPD was not at the meeting so no report was given.
2. CD-5 Rep Jarrett Thomas updated on scheduled LADWP project to install four new underground power circuits for a total of 27,138 feet of new cable. Phase I will begin on June 18 in two different areas, one between the 405 and Bellagio Road and between S. Beverly Glen and Carolwood. Phase I is expected to be completed by Summer 2020.
3. LAPD is instituting a Volunteer Police Program. If interested in participating, contact Chris Ragsdale or Jarrett Thomas.
4. The City hired a Consultant re police coverage. Three Basic Cars are recommended in your area which is now being covered by one and oversees Mulholland (N) to Santa Monica Blvd (S) to the 405 (W) to Beverly Hills (E). The extra cars will deal with traffic violations and probably will not be deployed for a few years yet.
5. Regarding the proposed Hotel, the developer hired canvassers to go door to door with brochures saying that that the proposed hotel would have 300 parking spaces, not 700 and 59 room instead of 99.
6. Featured guest speaker at the July 8 meeting will be a rep from Urban Forestry to address how LA is keeping track of and preserving protected trees.

ARCHITECTURAL COMMITTEE REPORT

Denton, Joy (Joy.Denton@Sothebyshomes.com) To: you + 6 more [Details](#)

Re 2729 Deep Cyn-
A proposal has been made re concealing the AC units on the roof.
I will bring this to the board.

LANDSCAPE COMMITTEE REPORT

Date: June 19, 2019
From: Steve Rosenwasser
To: Benedict Hills HOA Board of Directors
Cc: Claire Carafello
Re: Landscape Committee Report

I. Tree Damage

Another California Pepper above 9624 Wendover has died, and an adjacent California Pepper appears to be dying. A California Pepper above 9729 Moorgate has died. And a California Pepper above 3076 Hutton has died. All of these trees are in areas where other California Peppers died within the last year, one of which Jan Scow diagnosed as having been killed by Armillaria Mellea (Oak Root Fungus). Wet soil conditions from excessive rains can exacerbate that disease, which can cause trees to die suddenly when the first heat of early summer arrives. It is likely that all of these trees died from Armillaria. The dead trees should be replaced with trees that are naturally resistant to Armillaria.

An Acacia above Hutton has died, and a Brazilian Pepper above Hutton has fallen over.

An Acacia longifolia on the slope of 2680 Deep Canyon has fallen, but is still alive. Reliable recommended staking the tree, and that proposal has been accepted.

II. Tree trimming/removal

Reliable completed removal of the extensive deadwood behind 9762 Wendover, and also removed the portion of the Acacia that fell during the Winter.

III. Planting

Reliable filled in groundcover on the slope of 3079 Hutton.