

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF
BENEDICT HILLS HOMEOWNERS ASSOCIATION
AUGUST 13, 2020**

A meeting of the Board of Directors of Benedict Hills Homeowners Association was held at 5:00 pm on August 13, 2020 via Zoom Conference Call hosted by Steve Rosenwasser.

Board Members Participating: Susan Davidson, Joy Denton, David Herman, Hethie Parmesano, Steven Rosenwasser and Andrea Silver. Brian Prince participated in portions of the meeting.

Non-Participating Board Member: Renee Paul.

Residents Participating: None.

Claire Carafello, Manager was present and recorded the minutes.

1. Call to Order. The meeting was called to order at 5:05 pm by Steven Rosenwasser.

2. Open Forum. No items were presented in open forum.

3. Approval of Minutes.

(a) A motion approving the minutes of the February 26, 2020 board meeting was made by Susan, seconded by Steve and carried without dissent.

(b) Joy noted a typo in Paragraph 3 of the May 19, 2020 minutes. A motion to approve the minutes subject to correction of the typo was made by Hethie, seconded by Steve and carried without dissent.

4. Financial Report.

(a) Approval of Financial Reports. Steve reported that the May check for the entire 2019-20 reserve contribution was not received or processed by Bank of the West by the end of June. As a result, a stop payment on the check was arranged and a wire transfer was made in time to cover the reserve expenses that needed to be paid. Steve noted that the June financial report included the reserve contribution because it was intended to be for the 2019-20 fiscal year, although it was not received by Bank of the West until July. The May and June 2020 financial reports were approved as submitted on a motion made by Hethie, seconded by Steve and carried without dissent.

(b) Reserve Funding. The board unanimously approved deferring reserve contributions for the time being.

5. Management Report. There were no management report items.

6. Committee Reports

A. Architectural. There were no updates to the attached Architectural Committee report.

B. Landscaping. There were no updates to the attached Landscape Committee report. The board unanimously approved a proposal to remove tree #139 at 9713 Moorgate.

C. Hospitality/Communications. There were no items to report.

D. Safety & Security. There were no updates to the attached security report.

E. Tennis. David Herman updated the attached Tennis Committee report to add that the court assistant recently caught a number of unauthorized people using the courts.

F. Benedict Canyon Association Report. There were no updates to the attached BCA report.

7. Unfinished Business.

(1) Burbank Airport and Van Nuys Airport. Steve reported on the General Accounting Office's community outreach meeting held via Zoom on July 13 to discuss the experience of community groups in dealing with the FAA regarding issues relating to NextGen. Steve reported that the attorney for the Association and BHEA filed formal objections to a new proposed departure route from Van Nuys airport.

(2) Financial Review of 2018-2019. Steve reported that Accell never followed up with the CPA on the issues the board raised in February regarding the draft review, so Steve arranged a telephone conference with the CPA at the end of July to discuss those issues.

The CPA said he will send another draft review.

- (3) Website. The website has been updated with the revised noise rules and the minutes.
- (4) Proposed hotel in Benedict Canyon. Claire updated the board on new tactics the developer has taken to reimagine the project as more of a retreat and less of a hotel. The hotel has been scaled down from 99 rooms to 54 rooms with a total of 200 beds. There are also plans for nine single family residences. The board discussed actions that other organizations are taking.

8. New Business

- (1) Authorize recording of lien for delinquent assessments. The board unanimously approved recording of a lien on Lot 68.
- (2) Annual Meeting Procedures. The board discussed safety procedures to be employed at the annual meeting in light of Covid-19. Facemasks and social distancing will be required. Steve will consult with legal counsel for additional guidelines and legal requirements. Members will be invited to participate in the organizational board meeting to be held via Zoom at 4:00pm on September 1.
- (3) Authorize audit of 2019-2020 Financials. The board approved authorizing an audit of last year's finances after the accountant completes the review of fiscal year 2018-2019.
- (4) Ratify contract for installation of new net posts on Court 1. The board unanimously agreed to ratify the contract to install the new tennis court posts on Court 1.
- (5) Ball machine for tennis courts. A member requested that the HOA purchase and install a ball machine on Court 3. Following extensive discussion, the board unanimously agreed not to purchase and install a ball machine.

- (6) Painting of tennis court wall. The board reviewed and discussed a proposal to treat and paint the tennis court wall and to paint the lower portion of the wall a darker green color. Following discussion, David was asked to request a cost breakdown between labor and material and was authorized to work out the details and accept an estimate in an amount not to exceed \$1600.
10. Scheduling next Board meeting. The next board meeting was scheduled for September 1, 2020 at 4:00pm. via Zoom
11. Executive Session. The Board held a disciplinary hearing, and 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.
12. Adjournment. The general meeting was adjourned at 5:30 to go into executive session, which was adjourned at 8:45 pm.

COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE REPORT – JOY DENTON

9692 Wendover- permission given to install a portion of new/replacement wrought iron fencing.

3119 Hutton- permission given to install a gate on the front porch area. Although this was requested on somewhat of an emergency basis due to the recent protests in BH, nothing has been done.

9690 Moorgate- plans submitted for construction of a pool, deck and rear landscaping, which were approved.

2729 Deep Cyn.- no fencing or landscaping plans submitted and no changes from prior status.

3178 Hutton- mostly interior work, but one window being added on the west side upstairs.

9778 Wendover- solar panels being installed on the rear roof of the home.

BCA REPORT – JOY DENTON

Chris Ragsdale reported that overall, crime is down. However, auto theft related crime is up. There is a group or groups that are out in force particularly at night checking cars on the street for unlocked doors and easy theft if the fob is left in the car. Surprisingly, many cars are stolen this way. Also, theft of property left inside vehicles is on the rise.

The LAPD has dedicated a specific group of officers to respond and focus on party houses. With respect to the recent party at 13200 Mulholland, it was determined the party was gang related

and was a "celebration" of sorts for the gang members. Many people were shuttled up to the house from a parking lot in Sherman Oaks according to Ragsdale.

Nothing new to report on the status of the hotel.

LANDSCAPING - STEVE ROSENWASSER

I. Tree trimming, tree removal, and brush clearance

Tree Preservation & Landscaping pruned the Chinese Elm on the slope of 2740 Deep Canyon and the Brazilian Pepper on the slope of 9778 Wendover. They also did safety pruning of an Ash on the slope of 3112 Hutton.

Reliable removed large fallen limbs from a Eucalyptus below 3079 and 3053 Hutton.

Reliable informed us that they completed brush clearance by the City's June 1 deadline, including the fallen Acacia complex on the slope of 9762 Wendover.

TreeWorks removed a large Eucalyptus from the slope of 3068 Hutton. At the last meeting, the Board authorized an additional \$5,000 for tree pruning and removal during the remainder of the 2019-20 fiscal year. However, due to vendor scheduling, that \$1,400 Eucalyptus removal was the only work utilizing those funds that could be completed by June 30. The following pruning and removal was done subsequent to June 30.

TreeWorks removed a Monterey Pine from the slope of 9792 Aldbury, 2 Ash trees and a Silk Floss tree from the slope of 9784 Aldbury, 3 Brazilian Peppers from the slope of 9720 Moorgate, and an Ash tree and a Eucalyptus from the slope of 3041 Hutton. There were issues regarding that crew's hauling. At my request, they returned to remove the Brazilian Pepper debris. Today, they are scheduled to remove debris from the tree removals at 9784 Aldbury and 3041 Hutton, and repair an irrigation line they broke at 3041 Hutton.

Reliable removed a dead tree from the slope of 2697 Deep Canyon, Loquat trees from the slope of 9717 Wendover, and 2 Coast Live Oaks from the slope of 9779 Aldbury.

Nick Araya of TreeCareLA pruned a very large Silver Dollar Eucalyptus on the slope of 9720 Moorgate per the instructions of the HOA's consulting arborist Jan Scow.

Jan Scow previously recommended the removal of two Aleppo Pines that were starting to crack the lower swale above Moorgate. TreeWorks removed one of them (#140) from the slope of 9705 Moorgate. Today, they are scheduled to repair an irrigation line that was broken during that removal. The removal of the other tree, a very large Aleppo Pine (#139) on the slope of 9713 Moorgate, is on the agenda for Board approval.

TreeWorks is scheduled to remove 2 Brazilian Peppers on the slope of 9692 Wendover today.

The committee has obtained recommendations and approved bids for our Coast Live Oak pruning. Homeowners have been contacted, and the work is scheduled for mid-September.

The committee has asked Reliable to be more diligent about removing volunteers near fences or large trees where there is no room for the volunteer to grow normally, including volunteer Coast Live Oaks.

II. Tree and plant diseases

Reliable reported that some of the Red Apple groundcover at 3149 Hutton had Downy Mildew disease, a foliar pathogen that came to Southern California in late 2015 and is difficult to control. The committee had Reliable apply an Azoxystrobin fungicide, which so far seems to have been effective. Since 2015, the committee has not planted Red Apple or other succulents on the slopes because of the disease, and because Jan Scow has recommended that we not plant any succulents on steep slopes. He explained that over time, succulents grow on top of each other. When that happens on a steep slope, the mounding succulents eventually pull their roots out of the ground, taking the soil with them.

A Coast Live Oak on the common area near the tennis courts is struggling and has some leaf die-back. It appears to have a fungal disease, which certified arborist David Sims of Tree Preservation & Landscaping thought was a type of botryosphaeria or phytophthora. He said there was no treatment, and that Coast Live Oaks sometimes recover on their own. We will show this to Jan Scow at his next review.

III. Irrigation

Reliable replaced the broken irrigation pedestal enclosure at 9728 Moorgate and repaired cut wiring from that controller.

Reliable installed a new Rain Bird irrigation controller on Burnley.

Reliable installed new irrigation in Area 7 on the slope behind 9762 Wendover where the fallen Acacia complex was removed.

Reliable replaced a leaking master valve at 9710 Wendover.

Reliable replaced a broken irrigation valve across from 9754 Wendover.

Reliable also replaced the batteries in all the battery-operated controllers.

Effective July 1, DWP changed its water rates. Our tier 1 rate increased approximately 12% and our tier 2 rate decreased approximately 5%.

SAFETY & SECURITY - SUSAND DAVIDSON

Since I wrote this I received reports from ADT. The good news is that there have been no incidents in our area in July. There was one in May, and two in June. Although the incidents were in our area, they were not in our HOA.

Sent from my iPad

On Aug 12, 2020, at 2:21 PM, Susan Davidson sbd0742@gmail.com> wrote:

At the time of this writing, I have not received a report of events in the community from ADT. If I get something before our meeting tomorrow, I will include it in my verbal report.

There is a good deal of construction activity in our area. Although we have not been notified about any problems arising from the increase of workers or non-residents here, it is wise to remember to always use your alarm, lock cars if on the street or in the driveway, and report to ADT any behavior that you deem strange or unusual. Anecdotally, from Nextdoor and Ring, most crimes are those of

opportunity such as theft from cars, and entering unlocked homes.

The well publicized event at the "party house" on Mulholland is a concern to us as well. These open parties are illegal and draw all sorts of people to the area. We know that several people were injured and one killed at that event. I know, from a neighbor on Blantyre, that several people were mugged and were left without transportation, wallets, etc. They tumbled down the hill and ended up on Blantyre, knocking on doors for help.

In terms of general safety, we want to remind everyone that there is a mask directive in place for all to wear masks when they leave their homes. Walking around the neighborhood, clearly people are not paying attention and no one is here to enforce the regulation. Perhaps we can post the regulation in the website or write a reminder note on the next statement. We have much to learn about this virus's transmission, but we do know that the wearing of masks by all, slows the transmission.

TENNIS COMMITTEE REPORT - DAVID HERMAN

The court attendant has been well received by the homeowners and despised by the players who are trying to use our courts without permission. She has turned away countless would be intruders and at least once a day a car pulls up, sees her, and drives away (hoping to come a day when she is not present). We have varied her schedule but she is usually at the courts Friday, Saturday and Sunday...a few hours in morning and a couple of hours in the late afternoon. I have had a couple of homeowners tell me how grateful they are that she has restored order to the court.

The courts were resurfaced in June and hopefully no one will be riding their bikes or roller blades on the courts. Court 4 can now be used as a pickleball court and a tennis court, although I only know of two people who have played pickleball since the change.

The net posts on court 1 had to be replaced and I'm told that because they are 40+ years old we can expect the others to break as well.

We had to order more keys but now we should have enough for about four years.

I will review the current rules to make sure they cover the increased activity.