

HASLEY HILLS HOMEOWNERS ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
November 2, 2006

Present:	Larry Totter	President
	Jim DeMatte	Vice President
	Bob Throckmorton	Secretary
	Roger Ludwig	Treasurer
	Michelle Griffin	Director
	Nancy O'Neil	Association Management

**Call to Order**

The President called the meeting to order at 7:05 PM>

**Approval of Minutes**

Motion: Jim DeMatte Second: Bob Throckmorton

Resolution: The Board approved the minutes from the September 7, 2006 Board of Directors Meeting and the Executive Session Meeting. Motion carried 5-0.

**Financial Report**

General Report

The President discussed the fact that due to the past year's meeting schedule, his absence and some other unforeseen situations, the Board has not approved the financial statements from February through September 2006. While the operating account did show a negative balance in the account, the Association held some payments so that all of the payables cleared the bank. The Association operates well over budget during the summer months primarily due to the large water and weed abatement billings.

Motion: Roger Ludwig Second: Michelle Griffin

Resolution: The Board approved the financial reports as presented for February, March, April, May, June, July, August, and September 2006. Motion carried 5-0.

Lien Actions

Motion: Roger Ludwig Second: Bob Throckmorton

Resolution: The Board approved filing a lien on HH001 and HH002. HH003 was tabled until additional information is obtained, HH004 was not approved the homeowner is attempting to catch up on past dues. Motion carried 5-0.

#### Budget Approval

The Treasurer presented the proposed budget to the Board of Directors. He discussed the method used to calculate the 2007 budget. The dues will remain at \$166 per homeowner per month, however the reserve contribution will slightly increase.

Motion: Roger Ludwig Second: Bob Throckmorton

Resolution: The Board approved the 2007 budget as submitted by the Treasurer. Motion carried 5-0.

#### **HOA Communications**

The President discussed the current issues that have occurred with the Association for the past two months.

#### **Committee Reports**

The President requested that all Committee Reports be addressed to the Board of Directors and not to the homeowners who were present.

#### Annexation Committee – No Report

Architectural – Neil Gereb reported that the Committee reviews approximately 6 requests per month.

A lengthy discussion took place regarding the brown gate issue. The Board is general agreed that the Architectural Guidelines will be revised to allow brown fences and gates under specific circumstances, however this will be considered a rule change and must to noticed to the homeowners prior to the Board approving the change. The information will be sent to the homeowners in late November. The homeowners will be notified that the Board intends to modify the Architectural Guidelines and approve this change at the January meeting.

#### Finance Committee – No Report

Homeowner Compliance Committee – The Vice President advised that there was a new chairperson appointed to the Committee and that the Committee meets monthly to conduct hearings for CC&R violations.

Neighborhood Watch – No Report

Social Committee – No Report

### **New Business**

Landscaping – Sand Bag Replacement

The Manager advised that the sand bag replacement project had been completed by LDI.

Landscaping – Street Trees

The Manager advised the Board that she had not been able to obtain the address for the contact at the County regarding the trees planted on Hasley Canyon Road. Once this information is obtained, the letter will be written to the County of Los Angeles outlining the Associations concerns with regard to the type of trees planted along the common area property.

Access Gates

The Board discussed the access gates for Springvale and Penrose. It was agreed that the Vice President would meet with the landscape consultant to finalize the placement of the gates.

### **Announcement of Executive Session**

The President announced that the Board would meet in Executive Session to discuss individual owner issues, potential litigation and any personnel issues that may come before the Board prior to the next meeting.

### **Adjournment**

The meeting adjourned at 8:10 PM.

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Bob Throckmorton, Secretary

Draft 11/8/06