

**ANNUAL MEETING MINUTES**  
**CANOGA COUNTRY HILLS HOMEOWNERS ASSOCIATION**

THURSDAY, APRIL 30, 2015  
SHOMREI TORAH SYNAGOGUE

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President Nick Nickols called the meeting to order at 8:00pm.

In Attendance:

Ann Dupont  
Karen Katzbeck

Nick Niclols  
Charlene Rothstein

Stephen Shapiro

Twenty-one homeowners were in attendance.

Absent: Jeff Bobrosky

Karen Katzbeck announced that a quorum had not been established. The Association was 35 votes short of a quorum. An official Annual Meeting could not be held and no motions could be voted upon.

In accordance with the Bylaws of the Canoga Country Hills HOA, Article III, Section 4, "An adjournment for lack of quorum shall be to a date not less than five (5) days and not more than thirty (30) days from the original meeting date. A quorum for such a meeting shall be at least twenty-five percent (25%)". The meeting will be scheduled for which there are enough proxies to satisfy a quorum and voting would take place on any items needing approval, including the election of the Directors for a one year term.

**Action Items:**

- No motions were made and no voting took place.

Meeting Adjourned: The meeting was adjourned at 8:10pm.

Respectfully Submitted,

Ann Dupont  
Acting Secretary

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**Upon adjournment of the Annual Meeting, the Board and homeowners present continued with a discussion of community events and homeowner concerns. The following represents a summary of that discussion.**

**Neighborhood Watch** - Charlene Rothstein

Charlene Rothstein introduced Bob Brostoff, Chair of the Public Safety & Emergency Preparedness Committee of the West Hills Neighborhood Council ([www.westhillsnc.org](http://www.westhillsnc.org)), who gave a talk on the Neighborhood Watch for his area in our community. He explained how his Neighborhood Watch had begun and how it has continued to be managed throughout the years. Once established, the local Senior

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Lead Officer from the LAPD would come to the monthly meeting and update the group on current matters.

Bob indicated that the use of home security cameras is effective, especially if there are at least two in place on each block. Thieves are knowledgeable and can spot plastic cameras. Auto break-ins result from vehicle owners leaving personal property (laptops, GPS devices, power cords, purses, etc.) in plain view in their car.

One of the homeowners volunteered to call Time Warner to find out if they had the capability to monitor our area with cameras.

Charlene passed around a sign-up sheet for homeowners interested in organizing a Neighborhood Watch for the 271 homes in our Association. Any homeowners interested in participating in the **Neighborhood Watch & Security Committee** should contact board liaison Charlene Rothstein. Ultimately there should be at least one homeowner per block to be effective.

**Solar Installations** - Nick Nickols

Nick announced that a solar presentation could not be scheduled for this meeting. Homeowners wanting to install solar panels need to get approval from the **Architectural Control Committee** (see CC&R's, Article VII). Some homeowners have already received approval and have installed systems.

**2014 Financial Statements & 2015 Budget** - Steve Shapiro

The financial statements had been distributed to all homeowners with their May statement and annual prepay election. Homeowner Harry Bronstein asked if the budgeted deficit of \$22,366 could be maintained. President Nick Nickols replied that it could and the plan was to decrease the total cash as recommended in prior years.

**Legal matters** - Nick Nickols

Legal issues were discussed by Nick Nickols. He reviewed the homeowners who had not paid their dues and discussed what was being done to collect those dues.

**Slope Report** - Nick Nickols

We need a committee to follow up on the Slope Report as soon as it is completed and contact those homeowners who need to maintain the swales and slopes on their property. Volunteers are needed. Please contact Nick Nickols if you are interested in assisting with this annual project. Time commitment is minimal, generally during the month of May.

**New wall update** - Charlene Rothstein

Charlene reported on the landscaping of the corner of Ingomar and Valley Circle. A landscape designer has been hired to design and re-plant that corner. The drought was discussed and the effect it will have

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on the yards of our homes. Our C.C. & R.'s state only that our lawns must be landscaped. They do not state how they must be landscaped and do not specify that there must be grass. Association Treasurer Steve Shapiro noted that many homeowners have already landscaped their property using various drought tolerant plants, xeriscaping (the practice of designing landscapes to reduce or eliminate the need for irrigation) and / or rock gardens, all of which look nice and keep within the overall look of the neighborhood. He recommended that homeowners interested in reducing their water usage drive around the neighborhood to get ideas on what is possible.

Homeowners interested in participating in the **Drought and Landscape Committee** should contact either Charlene Rothstein or Ann DuPont who will be the Board Liaisons for this committee.

**New Committees** - *Karen Katzbeck*

Karen provided sign-up sheets for a **Welcome Committee** whose purpose would be to welcome new homeowners to the neighborhood and a **Community Liaison Committee** whose purpose would be to survey the area and notify homeowners if their home or yard is in need of maintenance or repair using the CC&R's as a guideline. Steve Shapiro will be the Board Liaison for the Welcome Committee and Nick Nickols will be the Board Liaison for the Community Liaison Committee. Homeowners should contact the Board Liaison if interested in participating.

**Other Business:** Association Accountant Karen Katzbeck noted that she spends most of her time dealing directly with President Nick Nickols and that the Association should be very grateful for all of the volunteer time he contributes to the management of Association business.

**New Business:**

- A suggestion by homeowner Harvey Bronstein was made to change the name of our Association from Canoga Country Hills HOA to Country Hills Estates HOA. Volunteers are needed to follow up on this task.
- Establishing a closed Facebook Account or Google Group Account that would encompass only the 271 homeowners was mentioned. The purpose would be to disseminate pictures (i.e., recent thief on a bicycle) and information to all homeowners in a timely fashion. Volunteers are needed to research this option and bring a recommendation to the Board.

**Adjournment:** The discussion ended at 9:15 PM.