



# Morrison Ranch Estates Homeowners' Association

*C/O Lordon Management Company*

## **Morrison Ranch Estates Homeowners' Association Board Meeting**

Agoura Hills/Calabasas Community Center  
27040 Malibu Hills Road  
Calabasas, CA 91301

Board of Directors Present:

Mark F. Weinberg, Chairman  
Jan Gerstel, President  
Bruce Stein, Treasurer  
Herb Eckerling, Secretary  
Carol Solomon, Vice President  
Board of Directors Absent:  
None at this time.

Others Present:

Janet Monroe, Lordon Management Co.  
Mikaela Haley, Lordon Management Co.

### BOARD MEETING REGULAR SESSION MINUTES

February 11, 2013

#### 1. Call to Order & Establish Quorum

A quorum was established and the meeting was called to order by Chairman, Mark Weinberg at 6:41 p.m. at Agoura Hills/Calabasas Community Center, Agoura Hills.

#### 2. Homeowner Comments on Any Agenda Item on This Evening's Agenda.

A question and answer period was held with the homeowners and the following topics were discussed:

- Common area landscaping aesthetics
- Security Services & Insurance policy discounts pertaining to patrol
- Landscaping & posting of the budget and reserve study to the website
- Security – teenagers camping on the greenbelts

#### 3. Approval of Meeting Minutes of January 14, 2013.

**Motion:** A motion was made by Herb Eckerling to approve the January 14, 2013 meeting minutes as amended. Motion was seconded by Bruce Stein, and passed unanimously.

#### 4. Committees

- a. ARC Report – The new office is great and everything is running smoothly. Most of the applications that are coming in are for painting and windows.
- b. Finance Committee Report – Gives the Board a report from their meetings each month. Recently worked on the 2013-2014 budget and looked at what a reasonable amount that the dues should be.

#### 5. Treasurer's Report – deferred to the March meeting.

#### 6. Payment of Bills – none at this time.

#### 7. Motion to "Receive and File" Lordon Management's January 2013 Report.

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**Motion:** A motion was made by Jan Gerstel to receive and file the Lordon Management Report from January 2013. Motion was seconded by Herb Eckerling and passed unanimously.

## Old Business:

8. Jeff Moerer (Mercon) to discuss his review of Grover-Hollingsworth's findings report for geological drilling at Edinburgh slope.  
Jeff Moerer introduced himself to the audience and stated that he had worked with the HOA during the previous slope repairs. Edinburgh was a city-owned slope that originally failed roughly in 1992. The slope was originally supposed to be a park but the slopes were too steep to mow turning it into Common Maintenance, requiring the HOA to maintain it. In late 1998/1999 they had completed a repair on Fountainwood/Kimberly that was potentially going to take out 15 homes. A homeowner sued the HOA and the board because the Edinburgh slope that was right behind his home was not priority. Being that they could not encroach his back yard, the HOA had a remedial repair of the slope done in 2000. It was never the intention for this to be a temporary repair. However in 2005 the slope failed again along with an additional 6 or 7 slopes with smaller issues. In 2012, the HOA board obtained Grover-Hollingsworth to review the current status of the slope. Grover-Hollingsworth presented multiple options for repair. This area is unique because there is a huge water supply there. General engineering principle states that the factor of safety of 1 is just strong enough to "hold itself" A factor of safety of 1.5 is adding 50% strength to the slope. Jeff suggested that the HOA state what they are going to repair and if the city wants anything above and beyond that, they incur the costs. Stated that there is no real purpose for the wall along Grey Rock and Ridgeway. It will be very costly to replace, recommends just removing when the HOA is ready. The previous boards have been aware of the slope failure in 2005 and they were the ones that hired Grover-Hollingsworth. Jeff feels that there is going to be a variety of problems with slopes in general. He would advise repairing the minimal part that is required by the city. Jeff Moerer will look at the current options over the next month and provide numbers for what he believes it will cost the HOA. Jeff is going to try to get numbers to the HOA by the next meeting.
9. Jeff Moerer (Mercon) to discuss his progress on v-ditch repairs and assessment.  
The v-ditches need to be in good shape to help the water drain from the slopes. In order for the water to drain properly the dirt needs to be removed so they do not get backed up. Jeff Moerer recommends annually inspecting the v-ditches to repair cracks as needed. He is working on creating a map of the v-ditches throughout the association. And provide his recommendations on the v-ditches throughout the community. The Board took no further action.
10. Linda Burr (Venco Western) to discuss their bid for installing pressure sprinkler heads near fences to eliminate rotting iron fences.  
Linda Burr explained that there is a lot of water that drifts from the pop-up sprinklers. Venco Western recommends removing 3 ft of turf and putting mulch in its place and replace the pop-up sprinklers with pressure sprinkler heads.  
**Motion:** A motion was made by Jan Gerstel to accept #6 on Venco Western's bid to modify the irrigation heads in the amount of \$1804 as a test area for this solution. Motion was seconded by Carol Solomon and passed unanimously.
11. Linda Burr (Venco Western) and John Deere representative to discuss their bid for upgrading the irrigation controllers.

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Anson Beattie, technician from John Deere worked with Linda Burr to put together the proposal for options for Morrison Ranch's irrigation controllers. Currently there have been some communication problems with the controllers due to the program being older. Linda presented the options so that the current Board and future Boards will have an idea of the cost of replacement, when the time comes to update the system. Option 1 - Newer Version of RM Evolution Oasis Software \$120,076.25 with a rebate of \$7,950. Option 2 - Replace with RM Wireless iCentral Eagle Controllers \$62,588 with a rebate of \$8,000. Option 3 - Replace with RM Wireless iCentral Eagle Plus \$83,451 with a rebate of \$8,400.

12. Linda Burr (Venco Western) recommendations and bids for median turf.

Linda Burr explained that there are many areas in the HOA's common areas that have kikuyu grass - turf grass that comes from South Africa and when it gets cold it goes dormant. Being that we have had very cold weather, there are many places that are brown. The good thing about it is that you do not need to fertilize it. Bad thing is that when its warm it grows quickly and will grow everywhere if transported by animals/birds/etc. Venco Western tried to put Nitrogen down to help, hoping that it would get warmer and bring the grass back, but the weather remained cold. Option is to dethatch the areas, mow down to the soil, and overseed throughout. Linda from Venco Western would opt to get this done in the spring.

**Motion:** A motion was made by Carol Solomon to accept Venco Western's bid for the turf renovation in the amount of \$10,669. Motion was seconded by Jan Gerstel and passed unanimously.

13. Owner request for HOA to reimburse him for payment of his insurance deductible. HOA tree damaged his vehicle.

**Motion:** A motion was made by Jan Gerstel to deny the reimbursement for the payment of the insurance deductible for 6064 Shadycreek Dr. Motion was seconded by Bruce Stein, Herb Eckerling opposed and passed 4-1.

New Business:

14. Board Member Stein to discuss security service for MREHOA. Bruce explained that Secural was terminated based on poor performance and the inability to provide a report from their patrols.

**Motion:** A motion was made by Bruce Stein asking that Lordon provide 3-5 companies that are local and provide some basic proposals for patrol service the companies would recommend for an association of their size, then have a subcommittee look at the proposals for recommendations. Motion was seconded by Herb Eckerling and passed unanimously.

15. Disposition of stored excess office furniture.

**Motion:** A motion was made by Bruce Stein to donate the office furniture to a local charity or school. Motion was seconded by Jan Gerstel and passed unanimously.

16. Homeowner Comments on Any Topic of Relevance to MREHOA Homeowners. To facilitate opportunities for participation, please attempt to limit comments to **2 mins.**

- Mailboxes (update from a few months ago)
- Budget for Water
- Fine Schedule

17. Closing Remarks of Board Members

- Carol Solomon – none at this time.

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- Herb Eckerling - none at this time.
- Bruce Stein - none at this time.
- Jan Gerstel – Thank you for everyone working hard.
- Mark Weinberg - none at this time.

Adjournment:

The meeting was adjourned into Executive Session at 9:48 p.m.

Respectfully Submitted,

Mikaela Haley

Approved by:

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MREHOA Board of Directors

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Date

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**Board of Directors Present:**

Jan Gerstel, President  
Carol Solomon, Vice President  
Bruce Stein, Treasurer  
Herb Eckerling, Secretary

**Board of Directors Absent:**

Mark F. Weinberg, Chairman

**Others Present:**

Janet Monroe, Lordon Management Co.  
Mikaela Haley, Lordon Management Co.

### BOARD MEETING EXECUTIVE SESSION MINUTES

February 11, 2013

**1. Call to Order & Establish Quorum**

A quorum was established and the meeting was called to order by President, Jan Gerstel at 9:52 p.m. at Agoura Hills/Calabasas Community Center, Agoura Hills.

**2. Approval of Executive Meeting Minutes of January 14, 2013.**

**Motion:** A motion was made by Herb Eckerling to approve the January 14, 2013 meeting minutes. Motion was seconded by Bruce Stein and passed unanimously.

**3. Delinquencies –**

**Motion:** A motion was made by Jan Gerstel to authorize Carol Solomon to speak with Donalea Bauer at Lordon Management and write off up to \$20 in processing fees. Motion was seconded by Bruce Stein and passed unanimously.

**4. Discussion of the mailboxes and the letter received from the attorney.** Currently homeowners are being informed that it is their responsibility to maintain and/or repair their mailbox.

Adjournment: The meeting was adjourned at 10:03 pm.

Respectfully Submitted: Mikaela Haley

Approved by:

\_\_\_\_\_  
MREHOA Board of Directors

\_\_\_\_\_  
Date

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