

HIDDEN HILLS COMMUNITY ASSOCIATION
GATE OPERATIONS COMMITTEE MEETING
MINUTES

January 14, 2019

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:30 p.m. by Chairman Jeffrey Korcheck. Also present were Bryan Campbell, Kim Gagnier, Barbara Lipkin, board liaison Debbie Seror, Nicole Landon as Covered 6 representative and Stefany Tristan as staff attendant.

Guests in Attendance: Jack Goldman and Michael Resnick

APPROVAL OF MINUTES

Barbara Lipkin made a motion to approve the minutes of the November 5, 2018 meeting as submitted. Brian Campbell seconded the motion, all in favor, motion carried.

NEW BUSINESS

1. Gate Manual Operations - Process Server:

Clarification of Gate rules for process servers. Gate manual states; process servers with proper ID may not be denied admittance. The Gate Officer will summon the roving patrol (if available) to escort the process server to the property. Time permitting the Gate Officer shall inform the Resident by phone that a registered process server has been granted access to their property. Roving patrol will allow process server to wait an appropriate amount of time at the property, then process server will be escorted out of the community. Jeff Korcheck suggested changing the verbiage from "time permitting, the guard will call the resident" to, "the guard shall attempt to notify the resident". Everyone agreed that the verbiage needed to be changed. Jeff Korcheck asked that this change be presented to the board at the next meeting.

Mr. Chang (24975 Kit Carson Rd.) arrived at the meeting at 6:45 pm, after the Gate rules were discussed. Mr. Chang experienced a process server that arrived at his property asking for someone who was unfamiliar to Mr. Chang. This person did not live at the property and has not ever lived at the property in the past. Jeff Korcheck went over the Gate rules about process servers again with Mr. Chang. He has concerns about the Gate Officers not checking for the proper ID. Barbara Lipkin suggested taking a picture of the ID. Also, it was suggested that the Gate Officers have samples of all government/state issued ID's for verification.

2. Real Estate Agents and Home Seekers:

The Gate Manual states, Real Estate Agents may access the Property at any time upon producing a current valid Real Estate License prior to entry and upon identifying the

address(es) to be visited. Jeff Korcheck feels this rule should be changed and that Real Estate Agents should not be granted access to the community unless they have been put on a guest list by the property owner. Barbara Lipkin agrees with Jeff Korcheck and she added that a photo ID should be required as Real Estate licenses do not have photos on them. Jeff Korcheck and Kim Gagnier suggest that Hidden Hills follow suit of the other communities in the area by making all Real estate agents be put on the guest lists of their clients. Barbara Lipkin agrees. Jeff Korcheck suggested changing the rule immediately. Kim Gagnier and Jeff Korcheck asked Barbara Lipkin to come up with new verbiage for the revised Real Estate Agent rule change. Barbara Lipkin agreed to write out the new rule.

3. California Gates Systems:

Jeff Korcheck would like to plan a meeting between California Gate Systems, Jeff Korcheck, Kim Gagnier, Hugh Gagnier, and Shannon Moore to discuss everyone's concerns about the service that Hidden Hills has received from California Gate Systems in the past. Kim Gagnier would like to have storage of back up parts that may be needed to repair the gates. Kim Gagnier has concerns with California Gate Systems and the time frame for them to repair a broken part. Kim Gagnier hopes that if we have spare parts on hand that a 4 hour service window is not unreasonable. She also suggested having Hugh Gagnier assess the gate processes so that he better understand our needs and concerns so that he can be at the meeting with California Gate Systems.

DISCUSSION

1. Debbie Seror announced the approval of the formation of the new Technology Committee by the board. The new Technology Committee will address issues like cell reception in the community, Emergency issues...etc. Jeff Korcheck feels the Technology Committee should be separate from the Gates Committee. Debbie Seror confirmed it will be separate. Kim Gagnier thought it was a good idea and added her concerns about applicants being vetted properly.
2. Barbara Lipkin has concerns about people running the stop signs in the community. She suggested Stop Signs with flashing lights on it. Kim Gagnier and Jeff Korcheck both feel that the flashing lights are not the direction the community would like to go and that the flashing lights will not prevent anyone from running the stop signs.
3. Nicole Landon from Covered 6 brought up a security concern, people gaining access into the community on foot and suggested putting Trail Cameras on resident properties that border the trails in order to monitor people entering the community on foot. For \$2,500 per camera (Nicole suggested 12 cameras to monitor the community) they can monitor the cameras from the Gate Houses, mainly at night. All members thought trail cameras along the borders of the community were a great idea and feel that the residents would welcome the camera in order to maintain safety. Jeff Korcheck suggested fence upgrades at certain areas along the northern access of the community. Nicole Landon will indicate these areas to Shannon Moore.

ADJOURNMENT

There being no other business, the meeting was adjourned at 7:52 p.m.