



BELL CANYON COMMUNITY SERVICES DISTRICT  
30 HACKAMORE LANE  
BELL CANYON, CALIFORNIA 91307

**MINUTES OF BELL CANYON CSD SPECIAL MEETING ON November 7, 2024:**

In accordance with Government Code Section 54954, Notice is hereby given that the Board of Directors of the Bell Canyon Community Services District held a Special meeting at 8:00 PM on Thursday, November 7, 2024, to consider those items set forth in the posted agenda, except in accordance with Government Code Section 54954.2(b). Please note that the Board reserved the right to modify the order (listed in the agenda) in which items were heard.

**1. Call to Order and Roll Call:** The meeting commenced at 8:04 PM. Directors present were Judy Lantz, Peter, Richard Levy, Michael Robkin (President) and Eric Wolf. Also present are Walter Kelly, General Manager, and Pam Lee, District Counsel joined via Zoom. Peter Machuga is absent.

**2. The Pledge of Allegiance**

**3. A moment of silence was observed in memory of the victims of terror in Israel, Ukraine and elsewhere.**

**4. M. Robkin reviewed the rules of behavior due to hybrid nature of meeting using Zoom along with a live audience.**

**5. Public Comments on Agenda Items.**

In accordance with Government Code Section 54954.3, every agenda for a special meeting of the Board of Directors shall provide an opportunity for members of the public to directly address the legislative body on any item listed on this agenda, provided that no action shall be taken on any item not appearing on the agenda unless that action is otherwise governed by Government Code Section 54954.2[b]. Public forum will be conducted with each agenda item.

Public Comments on Zoning Violations:

The only public comment was a request for Eric Wolf to stop recording the meeting.



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**6. Discussion with LAFCO regarding Conditional Use Permit to abate violations and CSD counsel drafting lease of facilities yard to HOA**

M. Robkin moved to have President Robkin, E. Wolf and Counsel speak with LAFCO and VC RMA regarding Conditional Use Permit ("CUP") and legality of leasing the maintenance yard. R. Levy seconded. Discussion encompassed the following issues: Is the CSD permitted to collect rent on unpermitted lands? Will LAFCO approve the CSD receiving rent on unpermitted land? Will the HOA pay for the CUP? Stay of civil penalties as long as the CSD is in process of abatement of the violations. The CSD does not wish to evict the HOA from the maintenance yard, however, may be legally required to do so. There are currently zero permits for use of the land.

The motion passed as follows:

Ayes: J. Lantz, R. Levy, M. Robkin, E. Wolf

Noes:

Abstain:

Absent: P. Machuga

**7. Closed Session**

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Govt. § 54956.9(d)(4))

Name of Case: Bell Canyon Community Services District v. Bell Canyon Community Center, Inc. (VCSC No. 024CUBC025001)

No reportable action

**8. Next Meeting**

The next regular meeting is Monday, November 25, 2024, at 7:00 PM

**9. Adjournment**

The meeting was adjourned at 9:15 PM