



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

**(FINAL) MINUTES OF BELL CANYON CSD BOARD MEETING OF JUNE 27, 2022**

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 regular meeting at 7:00 PM on Monday, June 27, 2022, 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:** The meeting commenced at 7:05 PM with all Directors present, except for Boardmember Dennis Roy. who was present at the meeting at 7:10 pm, upon commencement of the public forum.
2. **Public Forum:** In accordance with Government Code Section 54954.3, public comments were opened. B Clarke commented and asked about the increase in trash rates and how much the rate increase would be on individual homeowners. L Riccomini commented about the clean up events, wanted the Board to explore latent powers related to safety issues, and inquired about the status of the park lease.

3. **Business Items**

a. **Approval of May 23, 2022 Regular Meeting Minutes:**

**Motion:** Eric Wolf moved, seconded by Geoff Abadee, to approve the minutes from the May 23, 2022 meeting. The motion carried 5-0 as follows:

Ayes: Abadee, Lantz, Levy, Roy, Wolf

Noes:

Absent:

Abstain:

b. **Monthly Financial Report and Payment to Vendors:** This agenda item was not discussed.

c. **Future Clean-Up Events:** The Board discussed having a future clean-up even in October for bulky items and compost, as such clean up is included in the current Waste Management contract and allows for two clean up events per year.

d. **Waste Management Trash Rate Increase:** The Board discussed the proposed trash rate increase and Mr. McHugh's review and analysis of such rate increase, based on the existing contract. Mr. McHugh was not present to provide his findings, but it was confirmed that there was no rate increase in 2020. The Board directed that the item be agendaized at the next meeting with Mr. McHugh present to discuss.

- e. **Conflict of Interest Code:** The Board discussed updating its current Conflict of Interest Code policy to include clearer definitions of reporting categories and including the General Counsel position as being required to report. Attorney Lee provided the Board with a proposed updated Conflict of Interest Code for consideration at the next meeting in July.
- f. **Potential Purchase of Property Owned by Triunfo Sanitation District:** The Board discussed its prior direction to proceed with the purchase of the parcel of property owned by Triunfo Sanitation District adjacent to Bell Creek Park for access purposes. The Board was informed that the current agreement allows the District to lease the property for \$1 per year, and the District is considering purchasing the property for \$20,000. Vice President Abadee requested a copy of the lease agreement, and Mr. Zine said that the agreement will be provided to him.
- g. **Bell Creek Park Rehabilitation and Maintenance Costs:** The Board discussed the need to determine the scope of work for the rehabilitation and maintenance costs and a budget approval. The Board was informed that a 2018 study was conducted on potential rehabilitation and maintenance costs. Staff will review the study and provide the same to the Board for further discussion at an upcoming meeting.
- h. **District Website Updates:** The Board discussed updating the District website to include certificates on various trainings of the Board and additional information related to District documents. It was confirmed that the certificates will be listed on the website.

#### 4. **Reports**

- a. **Report from General Manager:**
- b. **Board of Directors Communications / Committee Reports / Meeting Reports:** Board President Dennis Roy announced his resignation from the Board of Directors, based on competing priorities and other obligations vying for his time. He noted that his resignation would become effective after the end of the June Board meeting. The Board thanked President Roy for his service and wished him well on his endeavors.

The Board directed Attorney Lee to notify the County Elections official. Attorney Lee also discussed the board vacancy and the process of filling said vacancy under the Government Code. The Board also directed Mr. Zine to take additional actions necessary with respect to various bank accounts and other documentation to effectuate the resignation of President Roy and have Vice President Abadee take the place as President and to sign District checks.

Those authorized to sign the Bell Canyon CSD checks are only Dennis P. Zine and Geoff Abadee. All checks shall require two signatures. Geoff Abadee and Dennis P. Zine. No other signatures are authorized.  
Union Bank Account. XXXXXX6383

President: Boardmember Geoff Abadee  
Vice President: Vacant

Current Bell Canyon CSD Directors: Judy Lantz, Richard Levy, and Eric Wolf  
Treasurer/Secretary/General Manager: Dennis P. Zine

5. **Closed Session**

- a. **Conference with Legal Counsel – Anticipated litigation (Gov. Code § 54956.9(d)(2) & (e)(1))** The Board discussed one case under the above heading. A settlement with the District’s former legal counsel was reached with the parties waiving and releasing claims against each other, and payment of \$10,650 will be made by the District to former legal counsel for all outstanding balances.

**Motion:** Dennis Roy moved, seconded by Judy Lantz, to approve the settlement agreement. The motion carried 5-0 as follows:

Ayes: Abadee, Lantz, Levy, Roy, Wolf

Noes:

Absent:

Abstain:

6. **Adjournment.** At 8:30 p.m., the meeting was adjourned.