



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

MINUTES OF BELL CANYON CSD SPECIAL MEETING ON MARCH 8, 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 7:30PM on March 8, 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 7:40 PM. Directors present were Judy Lantz, Richard Levy, Peter Machuga, Michael Robkin (President) and Eric Wolf. Also present was Gregory McHugh, Interim General Manager, and Samantha Becker, Recreation Coordinator. Pam Lee, Counsel, was present via Zoom.

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.

- Discussion of the pros and cons of conducting upcoming events

Andres Castizo – Judy Lantz is part of the Restorebellcanyon group. Why is she trying to prevent us from having events such as Eggstravaganza?



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Judy Lantz

- On the CSD board 8 years
- Feels HOA should pay for events
- Funded today by taxpayers – need to advertise to the outside community
- Should be HOA events – does not want to stop events

Rana – Voiced concern on having community events canceled. Events are part of the attraction of Bell Canyon. Helps connect with neighbors. Opposed to canceling any events in any way, shape or form.

Lisa Riccomini – saying the park is unsafe is an example of interfering with the BCEC and HOA.

Mathew Perelman – Has been coming to Bell Canyon events since he was 10 years old. Moved here as an adult. Plan to provide free rentals to add extra (to?) events. We want the park handled with respect and by following the law. Doing electrical work without permits is dangerous. Don't want the park to burn. Want events and want park to be safe.

A homeowner made a comment about permits.

Daniel Samimi

- Don't need computer camps
- Been taking a 3 yr old kid to the park since they were 18 months old
- Residents walk dogs without a leash
- Kids being abused
- Use language we cannot record

RMDDM

- Rhetoric and language used in the meeting is abhorrent
- Behave in a different manor
- What is the plan?

Jan Hurst

- Grew up in Bell Canyon – 4-21 years old



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- Moved back in 2020 with own children
- Excited about Bell Canyon and much of that was about events
- Find solutions – don't just cancel

Geoff Abadee

- We have parties that other communities don't
- Comments on past board discussions
- Comments on Judy Lantz

Clayton Coleman

- Grew up here
- Returned and have been a resident for 12 years
- Opposed to canceling events
- CSD does trash and these events
- What value does CSD provide besides this?
- Continue events and expand support for the community

Olga Damascus

- CSD has been unequivocally told they cannot use private property for events
- Cannot spend public funds on events
- To be legal it must be entirely public and not on private land
- HOA does not have money for events. So they tried to push it on to the CSD

6. Discussion of pros and cons of events and motions as needed

Pam Lee, District Counsel, made a statement:

- A decision on events is a District policy decision
- The District has the authority to hold events
- It is acceptable to hold events on HOA property as the District enters into an arm's length transaction with the HOA
- The HOA exists within the District's boundaries
- It is not illegal to conduct a transaction with the HOA as long as it is arm's length
- Whether or not public funds are used does not determine whether or not the public needs to be given access
- When holding an event can limit access due to capacity and charge different rates



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-If held in the park, an event would need to be available to the public,
(Note: but capacity limits could still be applied as could different rates,
and priority could be given to residents and owners. This is a matter of
case law.)

J. Lantz made a statement:

- Does not want to deprive anyone of these events
 - Surprised to receive this agenda
 - Asked at the las meeting to research park safety before any event.
- The problems seem to be remedied
- Question who pays for the events. Not in favor of cancelling them

E. Wolf made a statement:

- The District gets 100% of it's funding from Bell Canyon property tax revenue
- Since last year multiple people including non-residents have complained to the District Attorney about the District. They have had to investigate
- A significant volume of complaints also were submitted to LAFCo
- They found that there was no missing money but are focusing on the relationship between the District and the HOA
- Our latent powers allow us to conduct events
- The District Attorney is responding to public outcry from Olga Damascus, Micki Davidovicz and Yossi

J. Lantz:

- At the last movie event work was done for lighting without permits
- Looks restored now

P. Machuga made a statement – see attached statement

Chris Becker (HOA Board Member) was recognized by the President:

- Have not seen J. Lantz at a Movie Night
- You guys – CSD – have nothing to fix the situation
- Have legal counsel telling us what we can do and not do



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R. Levy:

- All events on HOA property – requires cooperation with HOA
- Security at front gate
- Cleanup after an event
- HOA locked us out of one of our offices
- Can't cooperate with the HOA

M. Robkin:

- No missing money
- MSR - we can work with the HOA if arms-length
- Holding an event in the park means we have to allow the public – NOT TRUE

P. Machuga:

- Walked the park
- May need barriers in some small areas but seems safe
- But not a safety expert
- Can we rent the facility from the BCA? With a contract, details and paying for value received?

P. Machuga moved that the District hold Eggstravaganza given that additional safety measures are provided and a rental contract for the park is in place. Work with the HOA. No second to the motion.

Technically, the District Attorney argued that anything we do has to be through a Park & Rec department. Not agreed to by District Counsel. Until this is cleared up it is difficult to work with the HOA.

Not a safety issue. The HOA is trying to bring electricity to the park. Contacted many agencies. SCE was supposed to pull the permit but then refused after all the complaints. The issue is how the District works together with the HOA. The DA is questioning the District paying for events.

P. Machuga: Events are hold with staff cooperation between the District and the HOA. Eggstravaganza – simple to pull off – let them do it. Safe enough to hold the event.



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M. Robkin: That is how it works General Manager to General Manager. We have been doing things exactly how LAFCo and the MSR required. However:

1. No one can tell me the park is safe for Eggstravaganza
2. Now hearing noise from the District Attorney. He is no longer 100% behind the agreement we have with LAFCo from the last MSR
3. Not taking any risk with the communities money until a 100% green light from the DA.

M. Robkin moved that the District cancel their funding for Eggstravaganza in the park this year. R. Levy seconded the motion.

E. Wolf – the DA now saying things are different – not like the MSR.

M. Robkin – would need a letter from the DA stating that what was agreed to in the MSR and SOI is OK. Also, safety is being prudent.

E. Wolf – Issue not the safety issue – more what the DA said – the relationship between the District and the HOA. District Counsel presented an argument to them about our ability to work with the HOA. The DA's view is that we can only work with other government agencies. LAFCo agrees with us.

M. Robkin – Modify the motion to state that the District will no longer fund Eggstravaganza this year and communicate to the HOA that they can take it on this year. Richard seconded the modified motion.

The motion passed as follows:

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

No:

Abstain: P. Machuga

For Movie Night we will attempt to use the multi-use parcel.

Clean-up day is planning to use the multi-use parcel and the gravel lot outside HOA maintenance yard. That will be confirmed with WM on 3/15/24. We will call a Special meeting if we have to cancel.

Movie Night not scheduled until the first Friday in May, also tabled.



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The topic of Halloween was tabled as it is not until October and we have time to obtain a clarification.

9. Adjournment

The meeting was adjourned at 9:05 PM.