



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

REGULAR MEETING
OF THE BOARD OF DIRECTORS
DATE/TIME:

January 27, 2025 at 6:00 p.m.

LOCATION: Bell Canyon Community Center

ALSO VIA ZOOM for the Public:

General Manager is inviting you to a scheduled Zoom meeting.

Topic: Regular Meeting
Time: Jan 27, 2025 06:00 PM Pacific Time (US and Canada)
Join Zoom Meeting
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Meeting ID: 914 3962 5831
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Meeting ID: 914 3962 5831
Passcode: 437687

AGENDA

In accordance with Government Code Section 54954, notice is hereby given that the Board of Directors of the Bell Canyon Community Services District will hold a regular meeting at 6:00 PM on Monday, January 27, 2025, at 30 Hackamore Lane, Bell Canyon, California in the Community Center to consider those items set forth in the following agenda, except in accordance with Government Code Section 54954.2[b]. The Board reserves the right to modify the order in which items are heard.

The District welcomes any member of the public to attend the meeting. Any non-resident who wishes to attend in-person can, upon their arrival at the front gate, inform gate personnel of their attendance at the District's meeting. No pre-registration is required.

Agenda Materials

The complete agenda for this meeting is available at <https://bellcanyoncsd.ca.gov> and at the District Office, 30 HACKAMORE LANE, SUITE #2B, BELL CANYON, CA 91307. Any materials submitted to the legislative body after distribution of this agenda will be available for public inspection at the District Office and available on the web site. Requests for agenda materials or meeting participation assistance can also be made by email to gm@bellcanyoncsd.ca.gov.



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Americans with Disabilities Act (ADA) Accommodations

In compliance with the ADA, any person with a disability who requires accommodation in order to participate in a meeting should contact the District Office at gm@bellcanyoncsd.ca.gov to request accommodation. The District will use its best efforts to provide reasonable accommodations related to the meeting.

Per 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 as the first item of business.

1. Call to Order and Roll Call

2. Pledge of Allegiance

3. Public comments on Agenda Items.

- Kai Luoma Presentation and Q&A
- Minutes: 11/21/24, 11/25/24, 12/2/24, 12/6/24, 12/23/24
- December 2024 Financials
- Board Letter to District Attorney regarding Yossi Kviatkovsky
- Amending By-Laws
- October 2024 CHP Report
- Resolution 25-01 (Surplus Property – Authorizing Sale)
- Lease for 2B
- Property / Liability Insurance Package + Workers Comp
- New Law Firms for consideration
- Secure Document Scanning Services for consideration
- 2007 Chevy Tahoe Disposition
- Voice Transcribe Software System
- Optional Director updates

4. Open Forum/Comments. In accordance with Government Code Section 54954.3, every agenda for a regular meeting of the Board of Directors shall provide an opportunity for members of the public to directly address the legislative body on any item of interest to the public, before or during the legislative body's consideration of the item, that is within the subject matter jurisdiction of the legislative body, 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].

5. Rules of behavior due to hybrid nature of meeting using Zoom along with a live audience.

For any person to speak, they must be recognized by the Presiding Officer and passed the microphone so they can be heard on Zoom. ZOOM attendees will raise their hand on Zoom to request recognition. Zoom attendees will be unmuted on Zoom when recognized. Members of the public in the audience must come to the podium to speak. You will be notified when it is time to come to the podium. All public speakers will be allotted a maximum of 3 minutes. We will recognize Zoom attendees first.



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6. BUSINESS ITEMS

7A. Kai Luoma Presentation and Q&A.

7B. Minute 11/21/24, 11/25/24, 12/2/24, 12/6/24, 12/23/24. Discussion and motion as needed. See agenda packet.

7C. December 2024 Financials. Discussion and motion as needed. See agenda packet.

7D. Letter from Board of Directors to Ventura County District Attorney requesting all charges against Yossi Kviatkovsky be dismissed with prejudice. Discussion and motions as needed. See agenda packet.

7E. Proposed amendments to By-Laws. Redline and Clean Copies included. Discussion and motion as needed. See agenda packet.

7F. October 2024 CHP Report. CHP did not patrol during November, December 2024 and have not patrolled as of January 24, 2025. Discussion and motion as needed. See agenda packet.

7G. Resolution 25-01. Authorizing Sale of Surplus Property. Discussion and motion as needed. See agenda packet.

7H. Lease for 2B. Discussion and motion as needed. See agenda packet.

7I. Property and Liability Insurance Package and Workers Comp. Review to make certain District is properly insured. Discussion and motion as needed. See agenda packet

7J. New Law Firms under consideration. (1) Atkinson, Andelson, Loya, Ruud & Romo (2) Lagerlof are under consideration as new General Counsel. Discussion and motion as needed. See agenda packet.

7K. Secure Document Scanning Services to digitize all files and plans of CSD since inception. Discussion and motion as needed. See agenda packet.

7L. 2007 Chevy Tahoe Disposition. Discussion and motion as needed.

7M. Policy for use of CSD Property. Discussion and motion as needed.

7N. Voice Transcribe Software System. Discussion and motion as needed.

7P. Optional Director Updates.

7. NEXT MEETING

The next Regular meeting is on Monday, February 17, 2024, at 7 PM.

8. ADJOURMENT