



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

**MINUTES OF BELL CANYON CSD REGULAR MEETING ON January 22, 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 Regular meeting at 7:00PM on January 22, 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 was called to order at 7:13 PM. Directors present were Judy Lantz, Richard Levy, Peter Machuga (Vice President), Michael Robkin (President) and Eric Wolf. Also present was Gregory McHugh, Interim General Manager, Samantha Becker, Recreation Events Coordinator, and Pam Lee, BCCSD Counsel.

**2. Pledge of Allegiance**

**3. A moment of silence was observed in memory of the victims of terror in Israel.**

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

**5. Public comment on Agenda items:**

- Discussion on Open Lot use

Yoav Shalev – concerned with getting a structure built – don't want a station next to our house – setback 20' is an issue – a fire protected area for refuge – horses would not be removed there – lower property values on the street – better to continue the Equestrian Center building – it will match to the community

Laura Love – Not enough room at the Equestrian Center – level hill next to Equestrian Center – too much traffic at 45-45 MPH already – nobody wants it here

Arty Pollack – agrees with what was said



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- Bellcanyoncsd.com

Geoff Abadee – who owns that now? Judy Lantz – Geoff asked CSD board to investigate website.

## 6. Open Forum

- Geoff Abadee – Board member Judy Lantz – restorebellcanyon.com – has had this for several years. Does not smell right - should be investigated as libel and slander have come from [restorebellcanyon@gmail.com](mailto:restorebellcanyon@gmail.com)
- Matthew Perelman – Going through footage of CSD meetings – a lot of cursing and disturbing behavior – working on a report of the last four meetings – with an outside group – working with a consumer watchdog

## 7. Consent Items

- All except financials (Credit card log, SUV log, minutes from 10/23/23/and 11/9/23). Motion by R. Levy to approve. Motion seconded by M. Robkin. Motion passed as follows:  
Ayes: J. Lantz, R, Levy, P. Machuga, M. Robkin, E, Wolf  
Noes:  
Abstain:
- Financials  
Discussion to eliminate assets not enumerated prior to 2002 from the \$14,000 on the Balance sheet, move the \$375,000 to a separate physical account.

Board wants to see financial results from Halloween.

J. Lantz wants to see breakdown of Dennis Zines compensation as GM from 2022 and consultant in 2023 from his bill.

E. Wolf moved that financial report be accepted. R. Levy seconded the motion. The motion passed as follows:

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

Noes:

Abstain:



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**8. Discussion on Harassment Ordinance.**

(NOTE: The agenda identifies this item as "First reading" but because the text of the Ordinance was not noticed this will be a discussion only. The first reading may be at the next regular meeting.)

Peter asked about section 2. Pam said is that it is a red line version with more detail. Policy is at a higher level. 38 #6 (page 9 of ordinance) a malicious complaint is a false accusation. Do we need a separate policy to govern in investigations? No, per Pam. Part of the investigation process or a third party investigation process.

First reading will be at the next meeting.

**9. Bellanyoncsd.com**

J. Lantz read Geoff Abadee's statement and email and her response. Copies attached to these minutes.

J. Lantz agreed to provide the email list she developed on bellcanyonsd.com on Constant Contact to the District.

**10. Discussion regarding use of empty lot**

Comments from Baymare residents indicate they have setback issues, safety issues due to fire and safety issues for horses.

Residents prefer that it would be adjacent to BCCC and architecturally compatible.

Two-thirds of all owners in Bell Canyon must approved any transfer of real property – a very high hurdle.

The District does have the general power to acquire real property (Govt. Code Section 61060(d)).

J. Lantz commented that the multi-use parcel (contains the bus stop) was originally deeded to the District from the County to be a site for a fire station. Can we use it for an office?



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E. Wolf commented that they originally spoke of a separate office back in 2010, but also wanted a maintenance yard where manure and hay are stored.

P. Machuga commented that the District would need to justify such an expenditure with only three part-time employees.

The District does own the multi-use parcel, the maintenance yard and the gravel lot adjacent to the maintenance yard.

J.Lantz commented that the District could take back the land for the bus stop.

The Board will continue to consider this with District General counsel and others.

M. Robkin moved that he, P. Lee and G. McHugh have a discussion on obtaining a meeting room and a justification. To incur no more than two hours of District Counsel's time. Explore other options to build/rent a meeting room – use of multi-use parcel – or parcel next to park. Seconded by E. Wolf. Motion passed as follows:

Ayes: R. Levy, P. Machuga, M. Robkin, E, Wolf

Noes: J. Lantz

Abstain:

**11. Demand retraction letter**

M. Robkin moved that the District draft a letter to the BCCC and the BCA requesting they publicly retract their false accusations of forgery and backdating. P. Machuga seconded the motion. Motion passed as follows:

Ayes: R. Levy, P. Machuga, M. Robkin, E, Wolf

Noes:

Abstain: J. Lantz

**12. Tow hitch for SUV**

E. Wolf moved that a tow hitch be obtained for the SUV at a cost not to exceed \$500.00. M. Robkin seconded the motion. He motion passed as follows:

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

Noes:



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Abstain: P. Machuga

**13. General Manager search**

There was a discussion of compensation for the General Manager role. G. McHugh receives \$30.00 per hour with no benefits and averaged approximately \$2,300 per month in 2023. However, average special district compensation for a General Manager is in the \$40-50/hour range unless it is a large district or specialized such as a fire district. Hours were also discussed as this is a part-time hourly role. It was generally agreed that the hours should range from 15-30 per week. The position was budgeted at 20 hours per week.

Richard moved that the salary range be approved for \$40-\$50 per hour with hours to be 15-30 per week plus benefits. P. Machuga seconded the motion. The motion passed as follows:

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

Noes:

Abstain:

**14. Executive Session**

- CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Gov. Code § 54956.9(d)(4)) - 1 matter
  - No reportable action taken
- CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Gov. Code § 54956.9(d)(1) – *Bell Canyon Community Services District v. Olga Damascus*, LASC Case No. 23CHRO01288
  - No reportable action taken. Put on Executive Session agenda for next meeting.

**15. Next meeting**

The next regular meeting will be on Monday, March 25, at 7:00 PM

**16. Adjournment**

The meeting was adjourned at 9:15 PM.



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