

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

**BOARD OF DIRECTORS MEETING
MINUTES 5-24-21**

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 Monday, May 24, 2021, to consider those items set forth in the following 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 are heard.

1. **Call to Order**: The meeting commenced at 7:07 Pm with all Directors present. Member of the public attended the meeting in person and through Zoom.
2. **Public Forum**
 - a. Lisa Riccomini, HOA-Co-President, advised that the HOA had approved the Amended Lease for Bell Creek Park with the CSD as the Lessee in the form presented to it by the CSD.
 - b. Several residents expressed their views of the scope of facilities to be included in the renovation of Bell Creek Park and one member indicated a preference to continue to lease the park
3. **Approval of Minutes**
 - a. Approval of the March minutes was postponed to the next CSD meeting in June.
 - b. The April minutes were unanimously approved pursuant to motion made by Richard Levy and seconded by Michael Glassman.
4. **Financial Report**: upon the motion of Richard Levy and second by Michael Glassman, the Board unanimously approved the April 2020 financial report
5. **Attorney Fees Billed**: Following a discussion of certain matters set forth in the bills from CSD counsel, including some concerns regarding the quality of the services and rates charged, the bill for the period of February through April 2021 were unanimously approved for payment upon the motion of Eric Wolf and seconded by Judith Lantz
6. **Waste Management**: Dennis Roy informed the Board that the Waste Management contract had been executed.
7. **Bell Creek Park Lease and Improvements**: Dennis Roy thanked the HOA, particularly Lisa Riccomini for the cooperation in executing the Amended Lease, including the provision extending the term thereof. Michael Glassman and Dennis Roy informed the Board of

the telephone conference they had with the CSD consultant and member of the Ventura County planning department regarding potential applications of certain ordinances and laws and that further conversations would be held with the County.

8. **LAFCo and the MSR Review:** Michael Glassman advised the Board of the question raised by Kai Luoma, Executive Officer of LAFCo, whether CSD funds were used for CERT after withdrawal of the CSD application for such latent power and that he would be having a further conversation with Mr. Luoma the next day to respond based upon documentation provided to Mr. Glassman, that no funds were so expended.
9. **Possible Purchase of Triunfo .93 Acre Parcel Providing Ingress and Egress to Bell Creek Park:** Michael Glassman discussed the history of this matter going back more than a decade and informed the Board of his on-going discussion with Triunfo.
10. **Lease of CSD Office:** Dennis Roy advised the Board that the CSD's oral office lease had been finalized with the landlord, Bell Canyon Community Center, Inc. and that the CSD would remain in possession of its office through at least the end of this year at which time a further extension would be discussed.
11. **Status of Bell Canyon CSD Website:** Judith Lantz proposed two additional services provided through Streamline, one to help engage the public and the other to provide secure cloud storage. A question arose regarding the portability of information should the CSD later seek to change sites and the provider. The matter was tabled for further discussion at the next meeting and Ms. Lantz was asked to provide further information and to communicate with a resident familiar with these matters.
12. **Status of Bell Canyon Files Organization:** Judith Lantz informed the Board of equipment and supplies needed for the task of better organizing CSD files. Lisa Riccomini offered the CSD use of the HOA's high speed scanner at no cost. Upon motion made by Eric Wolf and seconded by Dennis Roy, the Board unanimously approved an initial budget for supplies of \$1,000.
13. **FPPC Complaint:** This item was passed over having been discussed earlier in the meeting in connection with agenda item 5.
14. **Bell Canyon Cleanup Days:** Dennis Roy advised the Board that Waste Management had agreed as part of the contract renewal to provide an additional cleanup day to make up for the days lost during Covid-19 restrictions. However, as the County had typically provided the labor component while Waste Management provided the containers and pickup, it was decided to await County reopening before scheduling the cleanup day. This approach considered the issue of potential liability should CSD provide the labor and someone was injured handling the materials.

15. **Trash Patrol and Violation Notices:** Richard Levy advised the Board of the authority and history of the involvement of the CSD in this activity and how it was being handled currently and the costs.
16. The Board determined that the next meeting would be held in person only as Zoom participants were having trouble following the comments of those who attended in person. The next meeting was scheduled for June 28, 2021.

The Minutes were drafted by Dennis P. Zine and posted by Judy Lantz.