



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

MINUTES OF BELL CANYON CSD SPECIAL MEETING ON NOVEMBER 9, 2023

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 7:00PM on November 9, 2023, 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 7:09 PM. Directors present were Judy Lantz, Richard Levy, Michael Robkin (President) and Eric Wolf. Peter Machuga was absent. Also present was Pam Lee, BCCSD Counsel, and Gregory McHugh, Interim General Manager.

2. The 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 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.

- Increase budget by \$50,000 to hire an investigator, engage attorney and install video surveillance at District office

Mike Klein – CSD does not have the authority to hire an investigator. How is this justified?



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Julie De St. Jean – Eric must recuse himself from any vote.

William Napier read a letter from the HOA Attorney Michael Robbins to Pam Lee (the District's attorney). Copy attached to these minutes. He stated that neither the BCCC board nor the BCA board recognize the lease and consider it a forgery.

Leo Reingold – Never advised that the office was CSD. Other comments on matters outside the jurisdiction of the District.

Steve Teglas – really spend \$50,000 for this? Doesn't want to spend HOA money on this. Would rather spend it on the Community Center Roof. *{Note: the speaker did not realize the CSD is separate from the HOA and is actually a government agency that cannot spend money on HOA property.}*

Lynn Knudsen – Better to spend the money on the building. *{Note: the speaker did not realize the CSD is separate from the HOA and is actually a government agency that cannot spend money on HOA property.}*

Michael Robbins – issue is the lease. Not approved by the CSD.

Micki Davidovicz – What are the duties of the General Manager? It doesn't say he can sign a lease. *{Not correct - Govt. Code 61051 gives him this authority}* What are you guys going to do?

Geoff Abadee – Explain the difference between HOA and CSD money.

Daniel Samimi - \$50K is about \$62 per lot

Carol ???? – what does the CSD have to do with the HOA breach?

Kevin Keagan – Reviewed the request made here and can comment on the legality.

Nik Nicolich – purpose of the office?



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Mathew Perlman – comments on matters outside the jurisdiction of the District and not about an agenda item

Marina Reingold – Against the \$50K increase. Other comments on matters outside the jurisdiction of the District.

Mike Cristoff – What latent power is being used?

- Approve lease enhancement.

Mike Klein – Hear what the HOA lawyer had to say. Anyone approving the lease will be liable for aiding and abetting a crime.

Bill Napier – Talked to Laura about what could be in that office. Jenni accompanied him there and it was locked. Hired a locksmith to change locks. When he entered the office the office was empty. Lease signed on the 6th of November coincidentally? Changed locks on the 6th.

Marina Reingold – Lease a problem. Completely fraudulent. Comments on another matter outside the jurisdiction of the District.

Lynn Knudsen – a person on the CSD Board to have this office.

Olga Damascus – What legal right does the BCCSD have to hire an investigator? Comments on matters not on agenda and outside jurisdiction of the District.

Leon Reingold – lease fraudulent.

Matthew Perlman – who in their right mind would ever consider doing something like this after what this community has gone through?

6. Office Lease enhancement approval

E. Wolf - Office (2A) not for him.

J. Lantz – meeting a farce – not properly noticed.



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BCCC Board approved lease before the break-in occurred.

Office to be occupied by M. Robkin, G. McHugh, S. Becker, and B. Holowaty.

R. Levy moved that the lease be approved. E. Wolf seconded the motion.

Discussion:

P. Lee – BCCC board approved the lease the morning of November 6. The Board adopted a budget that G. McHugh, as Interim General Manager, had the authority to spend.

The motion passed as follows:

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

Noes: J. Lantz

Abstain:

Absent: P. Machuga

8. Addition of \$50K to the district budget to be used to hire an investigator, a criminal attorney and install video surveillance in the District office

E. Wolf – wait for the Sheriff to investigate

Authority hire an investigator comes under General Powers – Government Code 61060

Entering into the HOA office not part of CSD. Entering into the CSD office (2B) is the issue.

J. Lantz – the CSD office was never secure. The door from Eric's office gave access.

R. Levy – spend \$5K for security cameras. Any investigation comes second. Seconded by E. Wolf. Then E. Wolf proposed amending the motion to \$1000. M. Rabkin seconded. Then the motion was withdrawn.



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8. The next meeting

The next regular meeting is on 11-27-23 at 7:00 PM

9. Adjournment

The meeting was adjourned at 8:30 PM