



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

REGULAR MEETING
OF THE BOARD OF DIRECTORS
DATE/TIME:

General Manager is inviting you to a scheduled Zoom meeting.

Topic: Regular Meeting
Time: Aug 17, 2026 07:00 PM Pacific Time (US and Canada)
Join Zoom Meeting
<https://zoom.us/j/91532888850?pwd=c5h8bhXgb8ITmFPDaLSWXJIE6RI4fL.1>

Meeting ID: 915 3288 8850
Passcode: 924332

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 7:00 PM on Monday, August 17, 2026, 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.

This meeting will be held in-person at the location identified above, and 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.

As a courtesy, the District is offering Zoom access so members of the public can watch or listen to the meeting remotely. Technical problems may occur. **Please note that public participation through Zoom is limited and will only be available when allowed by the Brown Act (Government Code § 54953)**, such as during declared emergencies or other authorized teleconferencing situations. Outside of such situations, virtual meeting attendees who wish to provide public comment on agenda and/or non-agenda items, have the option of submitting their comment(s) in writing via email to the Secretary of the Board up to two hours prior to the scheduled meeting at gm@bellcanyoncsd.ca.gov. Please indicate in the email subject line the Agenda item number. Viewing and attendance is accessible via the Zoom link identified above.

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 accommodation 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 and Non-Agenda Items.**

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 agenda item or on any non-agenda items within the jurisdiction of the Board of Directors. This agenda item provides that opportunity at this time. There will be no opportunity for public comments after the close of this agenda item. For public comments on non-agenda items, the determination of whether the item is within the jurisdiction of the Board of Directors is made solely by the presiding public official, who is the President of the Board of Directors if in attendance. 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].

Rules of behavior at the Board Meeting.

For any person to speak, they must be recognized by the Presiding Officer and passed the microphone so they can be heard on Zoom. 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.

Disruptive behavior will not be tolerated at the Board Meeting. The District reserves the right to remove anyone engaging in disruptive behavior from the meeting.

4. **Approval of the Agenda – Motion to approve agenda.**
5. **Consent Calendar (Roll Call Vote)**

5A. Approval of the 7/20/26 Special Meeting Minutes. Motion to approve the minutes. See agenda packet.

5B. July 2026 financials and July 2026 credit card logs. Informational Item. Receive and file monthly financial reports. See agenda packet.



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6. MOTION ITEMS

6A. Approve line-item budget for Halloween Event 2026. Motion to approve line-item budget for Halloween Event 2026. See agenda packet.

6B. Approve one of the three proposals to pave the driveway to the vacant lot. Motion to approve one of the three proposals to pave the driveway to the vacant lot. See agenda packet.

7. GENERAL MANAGER UPDATES. Informational items and discussion.

7A. The June 17, 2025, Board meeting minutes have been corrected to revert to the original version approved by the Board.

7B. Four candidates have submitted their applications to run in the upcoming election for the two open Board seats.

8. OPTIONAL DIRECTOR UPDATES. Informational items and discussion.

9. NEXT MEETING

The next Regular meeting is on Monday, September 21, 2026, at 7 PM.

10. ADJOURNMENT



BELL CANYON COMMUNITY SERVICES DISTRICT
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MINUTES OF BELL CANYON CSD SPECIAL MEETING ON JULY 20, 2026

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 Monday, July 20, 2026, 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 7:01 PM. Directors present were Julie De St. Jean, Adrienne Brutsman, Norton Alderson and Peter Machuga. Shelby Linka was absent. Walter Kelly, General Manager, was present.
- 2. Pledge of Allegiance**
- 3. Open Forum Discussion**
Kevin Keegan requested the dates for upcoming events.
- 4. Motion to approve the agenda**
P. Machuga moved to approve the agenda. N. Alderson seconded. The motion passed as follows:
Ayes: J. De St. Jean, A. Brutsman, P. Machuga, N. Alderson
Noes:
Abstain:
Absent: S. Linka
- 5. Motion to approve the 6/25/2026 Special Meeting minutes**
P. Machuga moved to approve the 6/25/2026 Special Meeting minutes. A. Brutsman seconded. The motion passed as follows:
Ayes: J. De St. Jean, A. Brutsman, N. Alderson, P. Machuga
Noes:
Abstain:
Absent: S. Linka



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Motion to Approve June 2026 Financials and May and June 2026 Credit Card logs

P. Machuga moved to approve June 2026 Financials and May and June 2026 Credit Card logs. A. Brutsman seconded. The motion passed as follows:

Ayes: J. De St. Jean, N. Alderson, A. Brutsman, P. Machuga

Noes:

Abstain:

Absent: S. Linka

6. Motion to approve purchase of General Liability Insurance.

N. Alderson moved to approve purchase of General Liability Insurance.

A. Brutsman seconded. The motion passed as follows:

Ayes: J. De St. Jean, N. Alderson, A. Brutsman, P. Machuga

Noes:

Abstain:

Absent: S. Linka

7. Motion to approve Resolution 26-10 of the Board of Directors of the Bell Canyon Community Services District adopting the final Fiscal Year 2026-27 budget.

N. Alderson moved to approve Resolution 26-10. J. De St. Jean seconded.

The motion passed as follows:

Ayes: J. De St. Jean, A. Brutsman, N. Alderson

Noes:

Abstain: P. Machuga

Absent: S. Linka

8. Motion to adjourn

N. Alderson moved to adjourn the meeting. J. De St. Jean seconded.

The motion passed as follows:

Ayes: J. De St. Jean, A. Brutsman, N. Alderson

Noes:

Abstain:

Absent: S. Linka, P. Machuga (left the meeting early)



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9. Next meeting

The next regular meeting will be on Monday, August 17, 2026, at 7:00 PM

10. Adjournment

The meeting was adjourned at 8:21 PM.

Bell Canyon Community Services District
Balance Sheet
As of July 31, 2026

ccrual Basis

	<u>Jul 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Wells Fargo # 7543 Checking	(1,764)
1005 · Wells Fargo # 7543 Sweep	653,425
1015 · Wells Fargo #6605 Brokerage	593,468
1025 · California Class #0001	284,686
Total Checking/Savings	<u>1,529,816</u>
Accounts Receivable	
1200 · Accounts Receivable	6,500
Total Accounts Receivable	<u>6,500</u>
Other Current Assets	
1215 · Prepaid Rent	15
Total Other Current Assets	<u>15</u>
Total Current Assets	1,536,331
Other Assets	
1500 · Equipment	43,154
1530 · Land	21,406
1600 · Accumulated Depreciation	(31,906)
Total Other Assets	<u>32,654</u>
TOTAL ASSETS	<u>1,568,985</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	10,000
Total Accounts Payable	<u>10,000</u>
Other Current Liabilities	
2101 · Accrued Insurance	(21,268)
2120 · Payroll Liabilities	(27)
Total Other Current Liabilities	<u>(21,295)</u>
Total Current Liabilities	<u>(11,295)</u>
Total Liabilities	(11,295)
Equity	
3000 · Opening Bal Equity	905,662
3100 · Retained Earnings	727,520
Net Income	(52,902)
Total Equity	<u>1,580,280</u>
TOTAL LIABILITIES & EQUITY	<u>1,568,985</u>

Bell Canyon Community Services District

Profit & Loss

July 2026

accrual Basis

	<u>Jul 26</u>
Ordinary Income/Expense	
Income	
4020 · PropertyTax Revenue	23,383
4040 · Interest Income	3,190
4042 · Dividend Income	2,150
4090 · Income - Other	<u>6,500</u>
Total Income	35,223
Expense	
5060 · Insurance	1,971
5075 · County Admin. Fees	49
5080 · LAFCO Fee	654
5100 · Rent Expense	1,400
5110 · Bank Service Charges	440
5202 · Internet	221
5260 · Office Supplies	78
5276 · Software Subscription	433
5300 · Recreational Activities	20,000
5310 · Filing Fees	6
5600 · Trash Removal	45,011
5605 · Restroom Maintenance	261
5700-00 · Gross Wages	16,745
5730 · Payroll Tax Expense	<u>857</u>
Total Expense	88,125
Net Ordinary Income	<u>(52,902)</u>
Net Income	<u><u>(52,902)</u></u>

Bell Canyon Community Services District
Profit & Loss Mo-YTD-Annual Budget Only
 July 2026

	<u>Jul 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul 26</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4020 · PropertyTax Revenue	23,383	72,581	(49,198)	23,383	870,972
4040 · Interest Income	3,190	4,441	(1,251)	3,190	53,303
4042 · Dividend Income	2,150	0	2,150	2,150	0
4090 · Income - Other	6,500	0	6,500	6,500	0
Total Income	35,223	77,022	(41,799)	35,223	924,275
Expense					
5040-00 · Legal	0	4,166	(4,166)	0	50,000
5052 · Outside Service/Consultants	0	416	(416)	0	5,000
5055 · Annual Certified Audit	0	1,625	(1,625)	0	19,500
5060 · Insurance	1,971	3,211	(1,240)	1,971	38,550
5070 · Membership Dues/Subscriptio	0	304	(304)	0	3,655
5072 · Surveyor	0	843	(843)	0	10,125
5073 · Biological Survey	0	1,666	(1,666)	0	20,000
5074 · Elections Cost.	0	184	(184)	0	2,200
5075 · County Admin. Fees	49	274	(225)	49	3,280
5076 · Security Services	0	416	(416)	0	5,000
5080 · LAFCO Fee	654	650	4	654	650
5090 · Meetings	0	20	(20)	0	250
5095 · Clean Up Events	0	0	0	0	11,000
5100 · Rent Expense	1,400	1,400	0	1,400	16,800
5110 · Bank Service Charges	440	459	(19)	440	5,500
5202 · Internet	221	250	(29)	221	3,000
5250 · Printing	0	166	(166)	0	2,000
5260 · Office Supplies	78	84	(6)	78	1,000
5262 · Postage	0	20	(20)	0	250
5263 · Every door Direct Mail	0	240	(240)	0	2,880
5266 · Office Equipment	0	125	(125)	0	1,500
5276 · Software Subscription	433	266	167	433	3,200
5299 · Miscellaneous	0	40	(40)	0	500
5300 · Recreational Activities	20,000	14,584	5,416	20,000	175,000
5302 · Latent Power Application	0	416	(416)	0	5,000
5310 · Filing Fees	6	0	6	6	0
5340 · Phone Expense	0	80	(80)	0	960
5506 · CSD Vehicle Expenses	0	41	(41)	0	500
5515 · Traffic Enforcement	0	5,000	(5,000)	0	60,000
5600 · Trash Removal	45,011	42,874	2,137	45,011	514,480
5605 · Restroom Maintenance	261	459	(198)	261	5,500
5700-00 · Gross Wages	16,745	12,500	4,245	16,745	150,000
5730 · Payroll Tax Expense	857	1,250	(393)	857	15,000
Total Expense	88,125	94,029	(5,904)	88,125	1,132,280
Net Ordinary Income	(52,902)	(17,007)	(35,895)	(52,902)	(208,005)
Net Income	(52,902)	(17,007)	(35,895)	(52,902)	(208,005)

BELL CANYON COMMUNITY SERVICES DISTRICT

TREASURER'S REPORT

7/31/2026

CASH ON HAND

Wells Fargo Checking #7543		(3,788)
Wells Fargo Sweep #7543		749,447
Wells Fargo #6605 Brokerage		591,318
California Class #0001		283,788
TOTAL CASH ON HAND	6/30/2026	1,620,765

INCOME:

4020 · PropertyTax Revenue	23,383	
4040 · Interest Income	3,190	-
4042 · Dividend Income	2,150	
4090 · Income Other	6,500	
TOTAL INCOME	7/31/2026	35,223

BILLS PAID:

5060 · Insurance	1,971	
5075 · County Admin. Fees	49	
5080 · LAFCO Fee	654	
5100 · Rent Expense	1,400	
5110 · Bank Service Charges	440	
5202 · Internet	221	
5260 · Office Supplies	78	
5276 · Software Subscription	433	
5300 · Recreational Activities	20,000	
5310 · Filing Fees	6	
5600 · Trash Removal	45,011	
5605 · Restroom Maintenance	261	
5700-00 · Gross Wages	16,745	
5730 · Payroll Tax Expense	857	
1200 · Accounts Receivable	6,500	
2000 · Accounts Payable	(10,000)	
2020 · Wells Fargo MC-Kelly #0286	518	
2100 · Accrued Expenses	21,708	
2101 · Accrued Insurance	21,268	
2120 · Payroll Liabilities	(1,948)	
TOTAL BILLS PAID	7/31/2026	126,172

TOTAL CASH ON HAND	7/31/2026	1,529,816
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Prepared By: Zareh Nazarian

Approved: _____

CASH & INVESTMENTS

7/31/26

BELL CANYON COMMUNITY SERVICES DISTRICT

TYPE	INSTITUTION	MATURITY	AMOUNT	CURRENT MARKET VALUE	INTEREST RATE
Checking Account	Wells Fargo #7543	N/A	(1,764)	(1,764)	N/A
Investment Sweep	Wells Fargo #7543	N/A	653,425	653,425	3.54%
Investment	Wells Fargo #6605	12/31/26	593,468	593,468	4.93%
Investment	California Class #0001		284,686	284,686	3.76%
TOTALS			1,529,816	1,529,816	

Credit Card Number **** * 0286

Name on Credit Card: Walter Kelly

Transaction	Date	Item charged	Quantity	Amount \$	Appr'd By	Vendor name	Purpose/Use	Delivered to	Received by/ to
	7/3/26	software subscription	1	\$ 30.00	WK	Otter AI	transcription software	WK	ZN
	7/10/26	software subscription	1	\$ 24.98	WK	Adobe	software	WK	ZN
	7/10/26	software subscription	1	\$ 7.74	WK	Adobe	software	WK	ZN
	7/14/26	GM phone	1	\$ 80.00	WK	T-Mobile	phone	WK	ZN
	7/15/26	Account PC (refund pending)	1	\$ 911.61	WK	Amazon	Accountant PC is 12 years old	WK	ZN
	7/15/26	software subscription	1	\$ 46.00	WK	MSFT Outlook Suite	GM / Acct	WK	ZN
	7/15/26	software subscription	1	\$ 44.00	WK	MSFT Outlook only	Board members email	WK	ZN
	7/16/26	Tax software	1	\$ 5.75	WK	Tax1099.com	software	WK	ZN
	7/20/26	software subscription	1	\$ 47.98	WK	Adobe	software	WK	ZN
	7/22/26	software subscription	1	\$ 20.00	WK	Anthropic	Claude AI	WK	ZN
	7/24/26	software subscription	1	\$ 20.00	WK	Mailchimp	email service	WK	ZN
	7/28/26	Monthly Prime subscription	1	\$ 16.08	WK	Amazon	Prime	WK	ZN
	7/28/26	software subscription	1	\$ 11.99	WK	Dropbox	cloud storage	WK	ZN
	7/30/26	Office supplies	1	\$ 160.11	WK	Amazon	label maker, other supplies	WK	ZN
	7/30/26	Account PC (refund pending)	1	\$ 1,072.49	WK	Amazon	Accountant PC is 12 years old	WK	ZN
	7/30/26	Office supplies	1	\$ 77.67	WK	Staples	Ink	WK	ZN
	8/2/26	software subscription	1	\$ 1.99	WK	Google	cloud storage	WK	ZN
				\$ 2,578.39					

Legal Expenses	Jul-25 thru 9-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	YTD TOTALS
Events	\$ 11,194.50	\$ 552.50	\$ -	\$ 637.50	\$ 510.00	\$ -	\$ 85.00	\$ -	\$ -	\$ 340.00	\$ 13,319.50
Vacant Lot	\$ 3,145.00	\$ 85.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,230.00
Office 2A	\$ 637.50	\$ -	\$ -	\$ -	\$ 977.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,615.00
Forensic Audit	\$ 1,147.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,147.50
Audit	\$ -	\$ -	\$ 413.50	\$ 408.50	\$ 85.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 907.00
CHP Agreement	\$ 4,930.00	\$ -	\$ -	\$ 170.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100.00
WM	\$ -	\$ 300.88	\$ -	\$ 425.00	\$ 595.00	\$ -	\$ 3,655.00	\$ -	\$ -	\$ 2,125.00	\$ 7,100.88
CEQA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 913.75	\$ 913.75
Human Resources	\$ 637.50	\$ -	\$ -	\$ 6,879.00	\$ 170.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,686.50
Zoom with BOD	\$ 1,870.00	\$ -	\$ 722.50	\$ 765.00	\$ -	\$ 127.50	\$ 1,105.00	\$ -	\$ -	\$ 850.00	\$ 5,440.00
By-Laws	\$ 804.50	\$ -	\$ 850.00	\$ 297.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,952.00
Operations	\$ 595.00	\$ -	\$ 510.00	\$ 467.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,700.00	\$ 5,272.50
Insurance	\$ -	\$ -	\$ -	\$ 85.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85.00
Meetings	\$ -	\$ -	\$ 1,147.50	\$ -	\$ 467.50	\$ -	\$ 212.50	\$ -	\$ -	\$ 384.93	\$ 2,212.43
Resolutions	\$ 892.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 892.50
Agendas	\$ 382.50	\$ 127.50	\$ -	\$ 510.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,020.00
Board Vacancy	\$ -	\$ -	\$ -	\$ 1,785.00	\$ 1,827.50	\$ 1,742.50	\$ -	\$ -	\$ -	\$ -	\$ 5,355.00
PRA	\$ 2,715.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,317.50	\$ -	\$ -	\$ 1,742.50	\$ 5,775.50
Latent Powers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127.50	\$ -	\$ -	\$ -	\$ -	\$ 127.50
Banking	\$ 1,020.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,020.00
Security	\$ -	\$ -	\$ -	\$ -	\$ 637.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 637.50
Email	\$ 85.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,955.00	\$ 2,040.00
Community Relations	\$ 850.00	\$ 170.00	\$ 297.50	\$ 8,998.00	\$ 212.50	\$ 255.00	\$ 552.50	\$ -	\$ -	\$ 1,700.00	\$ 13,035.50
Brown Act	\$ 2,975.00	\$ 85.00	\$ 85.00	\$ -	\$ -	\$ 170.00	\$ -	\$ -	\$ -	\$ -	\$ 3,315.00
	\$ 33,882.00	\$ 1,320.88	\$ 4,026.00	\$ 21,428.00	\$ 5,482.50	\$ 2,422.50	\$ 6,927.50	\$ -	\$ -	\$ 13,711.18	\$ 89,200.56



Proposal
August 12, 2026

BME Hospitality is honored propose the Halloween Bash which would be held at the Bell Canyon Community Service Center and Parking Lot on Saturday October 24, 2026, from 6:00pm-10:00pm. Here is a complete breakdown of the event that we would like to create for the community.

Date: Saturday October 24, 2026

Time: 6:00pm-10:00pm

Venue: Parking lot at community center Bell Canyon

Estimated Attendance: 800-900 guests

Entertainment:

A DJ, MC and Dancers will be brought in to play music that will get all guests dancing to create the Halloween festive mood. The Dancers will encourage participation from all guests and get everyone excited to dance the night away

At least a 20x20 LED Dance floor will be brought in to enhance the experience of all guests and really get everyone excited for the music.

Lighting & AV: Intelligent lighting, programmable effects and pristine audio to set the mood and enhance the overall performance. Lighting will include illumination for the parking lots and community center courtyard. We will also have a lighting package for the back lot food truck area.

Production crew: Dedicated technicians onsite for pre-show setup, the show and to break down post event.

Haunted House: It is not a Halloween party without a haunted house that will leave all guests remembering this amazing BCSD event. The walk to the house thru the courtyard will put all guests on the edge of their seats for what spooky surprises lie ahead.

Food:

Gourmet Food Trucks will be brought in for guests to purchase food directly from the trucks. There will be different types of trucks allowing a variety of selections to satisfy all guests needs.

There will be minimum spend requirements for the food trucks at the event. If minimum spend is not reached, then any difference in revenue will be due to the vendor truck. This would be invoiced and broken down in the revenue settlement request.

Beverage:

Cash Bar: A large outdoor bar setup will be built for guests over the age of 21 to purchase beer, wine or alcohol. There will also be non-alcoholic drinks available for guests of all ages.

There will be a service minimum spend requirement of \$5,000.00 in total sales for the event. If minimum is not reached, then the difference would be owed to the outside company providing the bar service. This would be settled after the event with invoices sent over and breakdown of all sales.

Bar Setup & Compliance: Flat fee covers ABC liquor licensing, certified bartenders, station setup and all operation compliance.

Kids & Family Activities

We will provide a family zone designated to engage and entertain children and families for all ages.

Inflatable Slide will be provided with a safety supervisor to make sure that everyone is always safe.

Face Painting Station Setup

Psychic Readings, Palm Readings and Magician

Photo booth to capture the moment with your families and friends

Facilities, Rentals and Comfort

Restrooms: A luxury restroom trailer will be brought in with attendant.

Rentals: Tables, chairs, high-top cocktail tables, event fencing, picnic tables for eating, extra trash cans will be provided. This includes delivery setup and event breakdown.

Vendor Delivery: Same day logistics of all rentals, beverage, food, games, vendors and supplies will be handled and coordinated. This will include post event cleanup.

Staffing, Security and Event Logistics

Professional event staff will be brought in and to oversee the event. This includes a check in team to scan all guests at entry point, cleanup team to roam during the event to maintain the premises and assists guests in anyways that are required

Licenses and Bonded Security will be provided for this event. Security will be stationed at entry point, exits and around the event to ensure safety for all guests.

Traffic Management will be brought in to maintain the security of the streets and neighborhood. They will ensure that all guests are safe while entering and leaving from the street and all residents not attending can safely drive around the event.

An onsite medic will be brought in to provide additional assistance in case anyone needs medical assistance. They will have first aid kit and be prepared to help with any type of assistance required.

The fire department and all required associations will be notified of this event. It will be cleared for approval in accordance with all regulations required to host.

Price Breakdown:

DJ, MC, Dancers :	\$5,000.00
Production Costs:	\$20,000.00
Includes: Staging, A/V, Sound Ryder for cover band, lighting, sound through the lot and community center, microphones, generators, setup and breakdown	
Haunted House:	\$18,000.00
Magician:	\$1,200.00
Guests are paying for their own drinks. If minimum is reached this would not be owed. This is an estimated number.	
Water	\$200.00
ABC permits and fees connected:	\$1,000.00
Security 8 guards @ 5-hour minimums. \$300/guard	\$2,400.00
Face Painting:	\$1,250.00
Inflatable Slide:	\$1,000.00
Tarot Reader/Palm Readers:	\$1,200.00
Portable Restrooms:	\$2,300.00
Onsite Staff:	\$3,500.00
Includes bar staff, check in team, cleanup and roaming staff	
Medic:	\$600.00

Traffic Management:	\$2,000.00
Rental of Lot and Rooms for face painter:	\$3,000.00
Photographer:	\$600.00
Photo booth:	\$850.00
Ice chest with 1000lbs:	\$900.00
Email blasts:	\$500.00
Rentals:	\$4,500.00
BME Costs to produce:	\$5,000.00
Total price:	\$75,000.00

Price: \$75,000.00

Please call me with any questions,

Best regards,

Brad Elfenbein
BME Hospitality
323.842.1002 c

PROPOSAL

#43026

JDJS BUSINESS INC.

**NEW ASPHALT•RESURFACING•PARKING LOT
•CRACKS•SEAL COATING•PATCH REPAIR• STRIPING
818-849-5013 818-403-4435**

Lic #1110254

Fully Insured & Bonded

CLIENT NAME: Walter Kelly
ADDRESS: 30 Hackamore Ln
EMAIL ADDRESS:
gm@bellcanyoncsd.ca.gov

DATE: 4/30/2026
PHONE NUMBER: 805-874-2121
JOB LOCATION: Bell Canyon, CA 91307

ITEM	WORK DESCRIPTION	SQFT	PRICE
A	ASPHALT OVERLAY INCLUDES THE FOLLOWING: 1. CLEAN AND PREPARE THE SURFACE. 2. INSTALL NEW REDWOOD HEADERS AND STAKES AS NEEDED. 3. APPLY WEED KILLER WHERE NEEDED. 4. APPLY ASPHALT BONDING TACK COAT. 5. PRE-BASE ANY HOLES AND TRENCHES WITH ASPHALT. 6. DELIVER AND INSTALL 1-1/2" HOT ASPHALT. 7. FEATHER AND HAUL IRON EDGES. 8. STEAMROLL TO COMPACTION AS NEEDED. 9. [OTHER/ADDITIONAL DETAILS]	3,438 SQF	\$12,800
B	SEAL COAT		
C	STRIPING		
D	OTHER		
PAYMENT IN FULL DUE UPON COMPLETION. REMOVAL OF OLD ASPHALT OVER 3" THICK ARE SUBJECT TO HIGHER CHARGES.		TOTAL:	\$12,800
<i>We propose hereby to furnish material and labor complete with the above specifications for \$12,800 to be paid cash or local check. A deposit of \$6,400 is due prior to starting work. Upon completion of the job, the balance of \$6,400 is due and payable day of completion.</i>		DEPOSIT:	\$6,400
		BALANCE:	\$6,400

Warranties and Conditions-

Our workers are fully covered by Workers Compensation Insurance. We carry full liability insurance. We warranty our material and workmanship for one year. There is no warranty on cracking, tire marking, or vegetation re-growth. Pre-existing cracks will cause cracks in new surfaces. JDJS BUSINESS INC. is not responsible for damages to underground pipes, conduits, or other utilities, which are not visible. All deliveries of material supplies, or equipment over roadways or drivers of the premises shall not incur any liability to the company.

Acceptance of Proposal-

The above price, specifications, warranties, and conditions are fully understood and are satisfactory and hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above. In the event it becomes necessary to refer said proposal to the attorney, the undersigned agrees to pay attorney's fees and costs incurred in the collection of monies due under said proposal.

Authorized Signature of Acceptance: _____ Date: _____

JDJS BUSINESS INC.: _____ Date: _____

PROPOSAL

#4001

JDJS BUSINESS INC.

**NEW ASPHALT RESURFACING PARKING LOT
CRACKS SEAL COATING PATCH REPAIR STRIPING
818-849-5013 818-403-4435**

Lic #1110254

Fully Insured & Bonded

CLIENT NAME: Walter Kelly
ADDRESS: 30 Hackamore Ln
EMAIL ADDRESS:
gm@bellcanyoncsd.ca.gov

DATE: 04/30/2026
PHONE NUMBER: 805-874-2121
JOB LOCATION: Bell Canyon, CA 91307

ITEM	WORK DESCRIPTION	SQF	PRICE
A	GRIND / OVERLAY INCLUDES THE FOLLOWING:		
	1. GRIND THE SURFACE AREA.		
	2. REMOVE AND HAUL AWAY ALL GRINDINGS.		
	3. INSTALL THE NECESSARY AMOUNT OF BASE ROCK.		
	4. APPLY ASPHALT BINDER TO THE SURFACE AREA.		
	5. INSTALL 3" INCHES OF NEW HOT ASPHALT.		
	6. GRADE THE ASPHALT.		
	7. COMPACT THE ASPHALT USING A TANDEM ROLLER.		
	8. IRON ALL EDGES.		
	9. CLEAN AND REMOVE ALL DEBRIS FROM THE PROJECT AREA.		
		16,200 SQF	\$93,960
B	SEAL COAT		
C	STRIPING		
D	OTHER		
PAYMENT IN FULL DUE UPON COMPLETION. REMOVAL OF OLD ASPHALT OVER 3" THICK ARE SUBJECT TO HIGHER CHARGES.		TOTAL: \$93,960	

We propose hereby to furnish material and labor complete with the above specifications for \$93,960 to be paid cash or local check. A deposit of \$46,980 is due prior to starting work. Upon completion of the job, the balance of \$46,980 is due and payable day of completion.

Warranties and Conditions-

Our workers are fully covered by Workers Compensation Insurance. We carry full liability insurance. We warranty our material and workmanship for one year. There is no warranty on cracking, tire marking, or vegetation re-growth. Pre-existing cracks will cause cracks in new surfaces. JDJS BUSINESS INC. is not responsible for damages to underground pipes, conduits, or other utilities, which are not visible. All deliveries of material supplies, or equipment over roadways or drivers of the premises shall not incur any liability to the company.

Acceptance of Proposal-

The above price, specifications, warranties, and conditions are fully understood and are satisfactory and hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above. In the event it becomes necessary to refer said proposal to the attorney, the undersigned agrees to pay attorney's fees and costs incurred in the collection of monies due under said proposal.

Authorized Signature of Acceptance: _____ Date: _____

JDJS BUSINESS INC.: _____ Date: _____



PAVEMENT SERVICES PROPOSAL

Bell Canyon Association

Walter Kelly

30 Hackamore Ln, Bell Canyon, CA 91307-1001

PROPOSAL NUMBER

10464PI

DATE PREPARED

07/17/2026

VALID THROUGH

08/16/2026

ESTIMATOR

Patrick Irelan

PREPARED BY

Patrick Irelan — Estimator

(805) 732-5266

PROPOSAL PREPARED BY
PATRICK IRELAN

COVER LETTER

Pavement Services Cover Letter

Dear Walter,

As per our onsite meeting, I am forwarding our proposal for repairing the driveway leading down into the Park / Maintenance Yard parking lot. The existing asphalt pavement is critically failed and should be replaced. The installation of a concrete curb along edges is included as an option to help retain the toe of the slope and help keep cars on the pavement as they are heading down the driveway.

Sincerely,

Patrick Irelan

Estimator

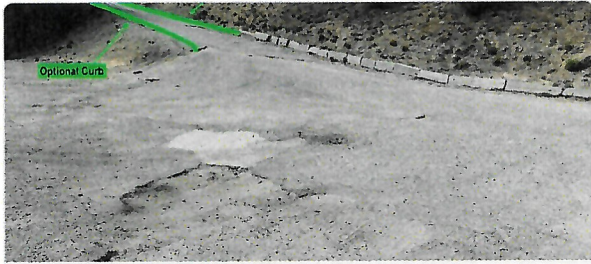
(805) 732-5266 | pirelan@gmpavement.com

Site Map



Property overview and work area boundary

Project Photos



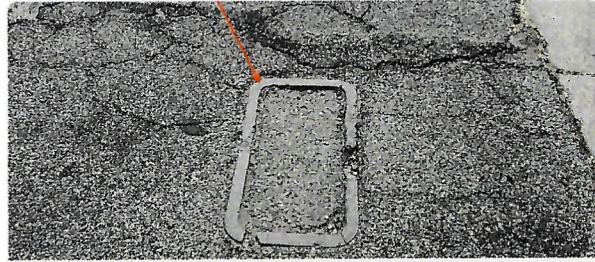
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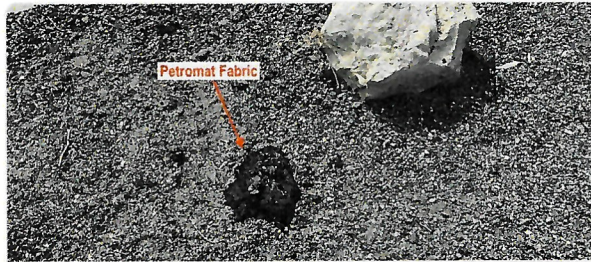
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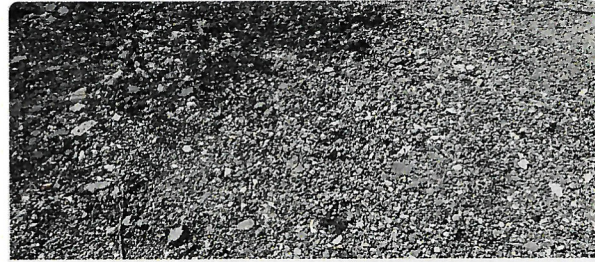
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PROJECT PRICING

Bid Schedule

DESCRIPTION		QUANTITY	
Area A - Remove & Replace			
☒	Remove and haul away the existing asphalt at an average 3" thickness. Fine grade and compact the existing subgrade. Install 4" (after compaction) of hot mix asphalt.	5,000 SF	\$39,957.00
ADD-ALTERNATES (OPTIONAL)			
Area A - Concrete Curb Install			
☐	Install a concrete "A" curb along approx. 110 LF on the upslope side of the driveway and 70 LF on the downslope side of the driveway. The curb will be install to a depth of 8" with an additional 6" curb face using 2500psi concrete.	180 LF	\$19,512.00
Area B - Pulverize & Pave			
☐	Pulverize and process the existing base, gravel and pavement materials, mixing to a depth of 6". Grade and compact the process materials. Install 3" of hot mix asphalt pavement.	13,500 SF	\$65,973.00
TOTAL APPROVED			\$39,957.00

ACCEPTANCE

Proposal Acceptance & Signatures

By signing below, the Client agrees to the scope of work described in this proposal at the prices listed in the Bid Schedule, subject to the terms and conditions stated herein.

SUBMITTED BY		ACCEPTED BY			
Patrick Irelan					
Estimator					
(805) 732-5266					
pirelan@gmpavement.com					
BILLING INFORMATION					
COMPANY NAME					
CONTACT NAME					
MAILING ADDRESS					
CITY		STATE	ZIP CODE		
PHONE		EMAIL			

Standard Agreement & Disclosures

1. Quantities

All quantities are approximations and subject to change. Final invoice amount will reflect actual quantities installed as measured in the field.

2. Standard Exclusions

Unless specifically stated herein, this proposal excludes: engineering/design fees, permit fees, inspection fees, testing fees, traffic control not associated with the work, utility locating, utility protection or adjustment, hazardous material removal or disposal, underground work of any kind, saw cutting of any surfaces not described in this proposal, demolition of structures, concrete removal, landscaping, irrigation systems, temporary or permanent drainage systems, painting other than pavement markings described herein, signage other than pavement signage described herein, fencing, lighting, and any work not specifically described in this proposal.

3. Payment

Unless otherwise stated within this proposal, the following payment terms apply: For projects under \$20,000, payment is due in full upon completion. For projects \$20,000 and over, see Payment Schedule above. All invoices are due Net 30. A service charge of 1.5% per month (18% per year) will be applied to all past-due amounts. Customer agrees to pay all costs of collection including reasonable attorney fees. GPM reserves the right to place a mechanic's lien on the property in the event of non-payment.

4. Cancellation Policy

In the event Customer cancels or delays this contract after execution, Customer agrees to reimburse GPM for all costs and expenses incurred by GPM prior to cancellation, including but not limited to: materials ordered or delivered, subcontractor commitments, equipment mobilization, permitting fees, and any other costs directly attributable to this project. A minimum cancellation fee of 15% of the contract value may also apply.

5. Changes to Work

Any changes to the scope of work described in this proposal must be authorized in writing by an authorized representative of the Customer prior to the performance of such changes. GPM will provide a written change order describing the change in scope and its impact on the contract price and schedule. Verbal authorizations will not be binding on either party. Unauthorized changes performed at Customer's direction will be billed at GPM's standard time-and-material rates.

6. Insurance

GPM maintains the following insurance coverage:

(a) Commercial General Liability

\$2,000,000 per occurrence / \$4,000,000 aggregate. Customer may be named as additional insured upon written request prior to project commencement.

(b) Automobile Liability

\$1,000,000 combined single limit covering all owned, hired, and non-owned vehicles.

(c) Workers' Compensation

As required by California law. GPM's employees are covered under a valid workers' compensation policy. Customer is not liable for injuries sustained by GPM employees on the job site.

(d) Contractor's License Bond

GPM is fully bonded as required by the California Contractors State License Board (CSLB). License #715641.

7. Indemnity

GPM agrees to indemnify, defend, and hold harmless Customer and its officers, directors, employees, and agents from and against any claims, damages, losses, and expenses (including attorney fees) arising out of or resulting from GPM's performance of the work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease, death, or to injury to or destruction of tangible property (other than the work itself) to the extent caused by the negligent acts or omissions of GPM or its subcontractors. Customer agrees to indemnify, defend, and hold harmless GPM from claims arising out of Customer's negligence, pre-existing site conditions not disclosed to GPM, or Customer's failure to provide a safe work environment.

8. Delays

GPM shall not be liable for delays in commencement or completion of the work caused by: acts of God, fire, flood, earthquake, epidemic, pandemic, government-mandated shutdowns, strikes, lockouts, labor disputes, inability to obtain materials or equipment, material price fluctuations, utility conflicts, adverse weather conditions, or any other cause beyond GPM's reasonable control. In the event of such delays, the project schedule shall be extended for a period equal to the duration of the delay. Material prices are subject to change without notice; surcharges and material increases incurred after contract signing will be added to the final invoice.

9. Notifications

Customer is responsible for providing all notices to residents, tenants, property owners, and any other affected parties regarding project scheduling, access restrictions, and parking availability. GPM will provide Customer with reasonable advance notice of the project start date and any schedule changes. If Customer requests that GPM provide direct resident or tenant notifications, this service must be specifically included in the proposal scope as a line item. Standard Logistics Planning & Notifications, when included at no charge, refers to GPM's internal coordination only and does not include direct outreach to residents or tenants.

10. Warranty

GPM warrants all labor and materials against defects in workmanship for a period of two (2) years from the date of project completion, subject to the pavement disclosures in Clause 18 below. This warranty does not cover: damage caused by vehicle overloading, tree root intrusion, utility cuts, acts of God, standing water due to inadequate drainage not attributable to GPM, deterioration caused by oil or chemical spills, or any damage caused by third parties. Customer must notify GPM in writing within the warranty period of any claimed defects. GPM's sole obligation under this warranty is to repair or replace the defective work at GPM's discretion. This warranty is non-transferable and applies only to the original property for which this proposal was prepared.

11. Permits

Unless specifically included as a line item in this proposal, permit fees and permit procurement are excluded from GPM's scope of work. If GPM is requested to obtain permits on Customer's behalf, all permit fees shall be passed through to Customer at cost plus a 15% handling fee. Customer is responsible for ensuring that all

necessary approvals, HOA authorizations, and governmental permits are in place prior to project commencement. Any delays or costs resulting from Customer's failure to obtain necessary approvals are the Customer's responsibility.

12. Equal Opportunity

GPM is an equal opportunity employer and does not discriminate on the basis of race, color, national origin, sex, age, disability, or any other protected characteristic in hiring, employment, or in the execution of contracts. GPM complies with all applicable federal, state, and local equal opportunity and non-discrimination laws and regulations.

13. Towing

GPM is not responsible for arranging towing or removal of vehicles parked in the work area. Customer is responsible for ensuring that all vehicles are removed from the work area prior to project commencement and for each subsequent work phase. If vehicles cannot be moved and GPM is unable to complete a portion of the work, Customer will be invoiced for any re-mobilization costs incurred. GPM is not liable for any damage to vehicles that remain in the work area against GPM's instructions.

14. Staging and Water

Customer agrees to provide GPM with reasonable staging area for equipment, materials, and temporary trailers at no cost to GPM for the duration of the project. Customer agrees to provide access to water at the job site at no charge to GPM for use in dust control, compaction, and cleanup operations. If staging space or water access is not available, GPM reserves the right to adjust the project cost accordingly.

15. Site Ready

Customer represents that the work area will be clear of all obstructions, including but not limited to vehicles, equipment, personal property, landscaping materials, and construction debris, prior to GPM's scheduled start date. If GPM arrives on site and the work area is not clear, GPM reserves the right to assess a delay charge at its standard equipment standby rate. Repeated delays caused by Customer's failure to prepare the site may result in rescheduling, which will be treated as a project scope change subject to additional cost and schedule adjustment.

16. Active Construction Site

The work area constitutes an active construction site during the project. Customer agrees to keep all unauthorized persons, vehicles, and animals out of the work area during construction hours. Freshly laid asphalt requires a minimum of 24 to 48 hours before accepting vehicle traffic, depending on ambient temperature and material type. Customer is responsible for controlling site access during this curing period. GPM will mark or cone off freshly paved areas, but is not responsible for damage caused by unauthorized entry into the curing zone.

17. Attorney Fees

In the event of any dispute arising out of or related to this agreement, the prevailing party shall be entitled to recover its reasonable attorney fees and costs from the non-prevailing party, in addition to any other relief awarded by a court of competent jurisdiction.

18. Pavement Disclosures

Pavement construction and maintenance involves inherent characteristics and limitations that are disclosed below. Customer acknowledges receipt and understanding of these disclosures, which are incorporated into this agreement.

(a) Cracking

All asphalt pavements will crack over time. Cracking is a normal characteristic of asphalt pavement and is not evidence of a defect in materials or workmanship unless the cracking occurs within the warranty period and is attributable to GPM's installation. Reflective cracking, shrinkage cracking, and cracking caused by sub-grade movement are common and are not covered under the workmanship warranty.

(b) Oxidation

Asphalt pavement undergoes oxidation upon exposure to sunlight, air, and weather. This process causes the surface to gradually lose its dark color and become gray and brittle over time. Oxidation is a natural process and is not a defect. Application of sealcoat on a regular maintenance schedule (every 3–5 years) is the most effective method for slowing oxidation and extending pavement life.

(c) Raveling

Raveling is the progressive disintegration of the asphalt surface as aggregate particles break free from the binder. Early raveling can result from fuel or oil contamination, power steering fluid, or insufficient compaction. Moderate raveling over time is a normal aging characteristic of asphalt and is best addressed with sealcoat application.

(d) Rutting

Rutting is the permanent deformation of the pavement surface in the wheel path caused by repeated loading. Rutting may be caused or worsened by overloading, high ambient temperatures, inadequate pavement thickness, or soft sub-grade material. GPM designs pavement sections based on information provided by the Customer; Customer is responsible for disclosing anticipated vehicle loads and traffic volumes.

(e) Shoving

Shoving is a form of pavement distortion characterized by rippling or waves in the pavement surface, typically occurring in areas subject to braking, turning, or acceleration forces. Shoving is often caused by inadequate pavement thickness, high ambient temperatures during construction or use, or contamination of the sub-grade.

(f) Bleeding

Bleeding is a condition in which excess asphalt binder migrates to the pavement surface, resulting in a shiny, slick surface that may reduce skid resistance. Bleeding typically occurs in hot weather and may be caused by over-asphalted mix designs, insufficient aggregate cover, or the application of sealcoat over an already-rich surface. GPM uses mix designs appropriate for Southern California climate conditions to minimize bleeding risk.

(g) Sub-Grade Conditions

The performance and longevity of pavement is directly dependent on the condition of the underlying sub-grade (native soil or base material). GPM's proposal is based on visible site conditions and any sub-grade information provided by the Customer. GPM is not an engineering firm and does not perform soil borings or geotechnical testing unless specifically included in the scope of work. If sub-grade conditions encountered during construction are materially different from what was anticipated, GPM will notify Customer and issue a change order for any additional work required.

(h) Drainage

Proper drainage is essential to pavement performance and longevity. Standing water on or under the pavement surface accelerates deterioration. Customer is responsible for maintaining drainage systems, catch basins, and area drains in good working order. GPM will grade the pavement surface to drain water in accordance with standard construction practices, but is not responsible for inadequate drainage caused by existing site conditions, drainage systems outside the scope of work, or changes to adjacent grade that occur after project completion.

(i) Tree Roots

Tree roots can cause significant pavement damage, including heaving, cracking, and deformation. If tree roots are present in or near the work area, Customer should consult with an arborist regarding root pruning or root barrier installation. GPM is not responsible for pavement damage caused by tree root intrusion after project completion, and such damage is not covered under the workmanship warranty.

(j) Color Variation

Asphalt pavement color will vary based on mix design, aggregate source, ambient temperature during installation, and other factors. Patches, repairs, and overlays will typically not match the color of existing pavement. This is a normal and expected characteristic of asphalt repair work. Over time, weathering will cause color differentiation to become less apparent.

(k) Temperature Sensitivity

Asphalt is a thermoplastic material and will soften at elevated temperatures and become more brittle at low temperatures. Surface temperatures in Southern California parking lots can exceed 150°F in summer, which may cause softening of the pavement surface and susceptibility to indentation from point loads such as jack stands, dumpsters, and vehicle outriggers. Customer should use load-distributing pads under such equipment to prevent indentation.

(l) Chemical Resistance

Asphalt pavement is susceptible to softening and deterioration when exposed to petroleum products, including motor oil, power steering fluid, gasoline, diesel fuel, and similar substances. Sealcoat application provides a degree of protection against fuel and oil spills. Spills should be cleaned promptly. GPM is not responsible for pavement damage caused by chemical spills after project completion.

(m) Sealcoat

Sealcoat (coal tar or asphalt-based pavement sealer) is a surface treatment applied to extend pavement life by protecting against oxidation, water infiltration, and light traffic wear. Sealcoat is not a structural repair. It will not fill cracks or correct surface defects. Sealcoat should not be applied to pavement that is less than 90 days old, as the asphalt binder must fully cure before sealing. GPM recommends crack filling prior to any sealcoat application.

(n) Sealcoat Weather

Sealcoat application requires specific weather conditions to cure properly. Sealcoat should not be applied when ambient or surface temperatures are below 50°F, when rain is forecast within 24 hours, or when relative humidity exceeds 90%. GPM's sealcoat season in Southern California typically runs from mid-March through mid-November. Projects scheduled outside this window may be delayed to ensure proper application conditions.

(o) Concrete Curing

Portland cement concrete requires a minimum of 28 days to achieve design strength. New concrete should be protected from vehicle traffic for a minimum of 7 days and from heavy vehicle traffic for a minimum of 28 days. Concrete may exhibit surface checking, map cracking, or minor surface discoloration during the curing process; these are normal characteristics and are not evidence of a defect in materials or workmanship.

(p) Concrete Joints

Concrete pavement and flatwork is designed with control joints to direct cracking and accommodate thermal expansion and contraction. Cracking at or near control joints is expected and normal. GPM seals all control joints with appropriate joint sealant material at the time of construction. Joint sealant is a maintenance item and will require re-application over time.

(q) Trip Hazards

Trip hazard elimination work (grinding, patching, or panel replacement) is performed to bring concrete surfaces within acceptable tolerance at the time of the work. Over time, differential settlement, tree root growth, and other forces may cause new trip hazards to develop. The warranty period for trip hazard work is one (1) year from project completion. GPM is not responsible for new trip hazards that develop after project completion as a result of ongoing ground movement or root growth.

(r) Utility Conflicts

Underground utilities including water, gas, electric, telephone, cable, irrigation, and sewer lines may be present in the work area. Customer is responsible for marking or providing accurate as-built drawings of all underground utilities prior to commencement of work. GPM will call 811 (Dig Alert) for state-required utility marking, but private utilities (irrigation systems, private electrical, etc.) are Customer's responsibility to mark. GPM is not responsible for damage to underground utilities that are not properly marked or identified.

(s) ADA Compliance

GPM will construct ADA-related items (curb ramps, parking stalls, accessible routes) in accordance with current California Building Code (CBC) and Americans with Disabilities Act (ADA) requirements as understood at the time of project design. ADA requirements are subject to change. Customer is responsible for ensuring that the overall site design and layout complies with ADA requirements; GPM's responsibility is limited to constructing the specific items described in the proposal scope. Modifications required due to changes in regulatory requirements after the proposal date are Customer's responsibility.

(t) Manhole and Utility Lid Adjustments

Manholes, water meter lids, valve boxes, and other utility access structures within the paving area may require vertical adjustment to match the new pavement grade. Unless specifically included in the proposal scope as a line item, utility adjustments are excluded from GPM's scope and are the responsibility of the utility owner. GPM will mill or feather around utility structures as required to produce a smooth pavement surface, but is not responsible for damage to utility structures caused by paving operations if Customer has not arranged for the structures to be adjusted by the utility owner prior to paving.

19. Contractors

GPM may, at its discretion, subcontract portions of the work to qualified specialty contractors. GPM remains responsible for the quality and performance of all subcontracted work to the same extent as work performed by GPM's direct employees. All subcontractors used by GPM are licensed, bonded, and insured as required by applicable law. Customer does not have a direct contractual relationship with GPM's subcontractors; all communications regarding the work should be directed to GPM's project manager or estimator.

20. Partial Invalidity

If any provision of this agreement is found to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such provision shall be modified to the minimum extent necessary to make it valid, legal, and enforceable, and the remaining provisions of this agreement shall remain in full force and effect.

21. Entire Agreement

This proposal, when accepted by Customer's signature, constitutes the entire agreement between GPM and Customer with respect to the subject matter hereof and supersedes all prior negotiations, representations, warranties, and understandings of the parties. This agreement may not be modified except by a written instrument signed by authorized representatives of both parties.

22. Notices

All notices required or permitted under this agreement shall be in writing and shall be delivered by: (a) hand delivery, (b) overnight courier with tracking confirmation, (c) U.S. certified mail, return receipt requested, or (d) email with read receipt or written confirmation of receipt. Notices to GPM shall be addressed to the estimator

named in this proposal at GPM's office address shown on the letterhead. Notices to Customer shall be addressed to the contact person at the address shown in this proposal.

23. Governing Law

This agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflict of laws principles. Any dispute arising out of or related to this agreement that cannot be resolved by the parties through good-faith negotiation shall be submitted to binding arbitration in Ventura County, California, under the Commercial Arbitration Rules of the American Arbitration Association.

24. Mechanics Lien Warning

NOTICE TO PROPERTY OWNER: If bills are not paid in full for the labor, services, equipment, or materials furnished or to be furnished, a mechanic's lien leading to the loss, through court foreclosure proceedings, of all or part of your property being so improved may be placed against your property even though you have paid your contractor in full. You may wish to protect yourself against this consequence by (1) requiring your contractor to furnish a signed release by the person or firm giving you this notice before making payment to your contractor, or (2) any other method or device which is appropriate under the circumstances. Other than residential homeowners, the owner/operator has no obligation under California law to obtain this waiver.



PROPOSAL

May 14, 2026

**Walter Kelly
30 Hackamore Lane,
Bell Canyon, CA 91307**

**2846 Silk Oak Avenue
Thousand Oaks, CA 91362
(310) 457-5229**

**info@TheAsphaltJungle.com
www.TheAsphaltJungle.com**



Welcome

Since 1978, The Asphalt Jungle's reputation has been synonymous with competitive pricing and superior workmanship, matched only by our attention to service and satisfaction.

The Asphalt Jungle values honesty, transparency, professionalism, and strive at all times to be courteous, efficient and cost effective. We are a family owned and operated business and all employees and staff are considered vital members of our family and company.

We believe that it is vital to communicate the pros and cons of each approach under consideration. Honest communication benefits both our clients and ourselves and gives us the best opportunity to deliver customer satisfaction.

We have earned our reputation as one of Southern California's premier asphalt companies by exceeding expectations with a focus on performance and accountability in work and service.

Thank you again for allowing us this opportunity to bid for this project and submit this proposal.

Sincerely,

Dan Steffen, *President*

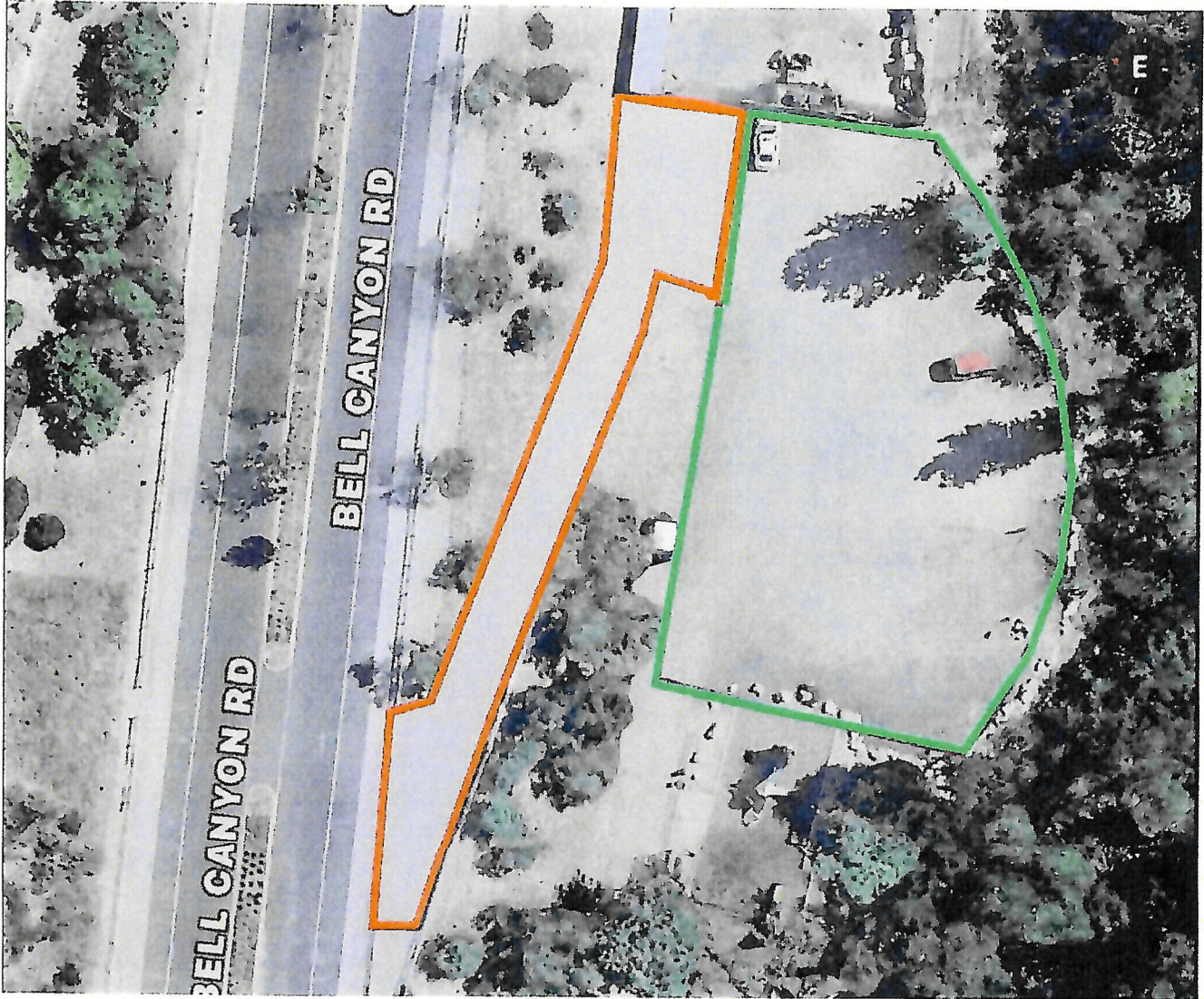


2846 Silk Oak Avenue
Thousand Oaks, CA 91362
(310) 457-5229

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Site Map



2846 Silk Oak Avenue
Thousand Oaks, CA 91362
(310) 457-5229

info@TheAsphaltJungle.com
www.TheAsphaltJungle.com



Price

\$34,689.03

☐ **Pulverize & Pave – Red Section:**

- Pulverize the entire red section measuring approximately 5,818 square feet. Grade and compact newly pulverized material to create a proper foundation for new pavement.
- Pave entire red section with 3 inches of hot mix asphalt. All new asphalt will be spread by a paving machine, compacted by a 3-ton vibratory roller, and placed for maximum water drainage.
- Install roughly 300 linear feet of new asphalt berm along the edge of the roadway in the red section.
- Quoted pricing is based on performing all work on weekdays. If weekend work is required, overtime charges may be incurred, which will impact the quoted price.

Total:

\$0.00

Price

\$77,703.91

☐ **Pulverize & Pave – Green Section:**

- Pulverize the entire green section measuring approximately 21,843 square feet. Grade and compact newly pulverized material to create a proper foundation for new pavement.
- Pave entire red section with 3 inches of hot mix asphalt. All new asphalt will be spread by a paving machine, compacted by a 3-ton vibratory roller, and placed for maximum water drainage.
- Quoted pricing is based on performing all work on weekdays. If weekend work is required, overtime charges may be incurred, which will impact the quoted price.

Total:

\$0.00

2846 Silk Oak Avenue
Thousand Oaks, CA 91362
(310) 457-5229

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Price

☐ **Resurface - Red Section:**

\$21,586.63

- Clean the entire red section, measuring approximately 5,818 square feet, of all loose dirt and debris.
- Apply a tack coat and resurface the entire red section with 2 inches of hot mix asphalt, including leveling low or broken spots. All new asphalt will be spread by a paving machine, compacted by a 3-ton vibratory roller, and placed for maximum water drainage.
- Quoted pricing is based on performing all work on weekdays. If weekend work is required, overtime charges may be incurred, which will impact the quoted price.

Total: \$0.00

Price

☐ **Pulverize & Pave - Red & Green Section:**

\$99,194.60

- Pulverize the entire red and green sections, measuring approximately 27,661 square feet. Grade and compact newly pulverized material to create a proper foundation for new pavement.
- Pave the entire red and green section with 3 inches of hot mix asphalt. All new asphalt will be spread by a paving machine, compacted by a 3-ton vibratory roller, and placed for maximum water drainage.
- Install roughly 300 linear feet of new asphalt berm along the edge of the roadway in the red section.
- Price is based on performing the work on both sections at the same time.
- Quoted pricing is based on performing all work on weekdays. If weekend work is required, overtime charges may be incurred, which will impact the quoted price.

Total: \$0.00

**2846 Silk Oak Avenue
Thousand Oaks, CA 91362
(310) 457-5229**

**info@TheAsphaltJungle.com
www.TheAsphaltJungle.com**



Sign & Accept

Thank you for giving us the opportunity to quote this project.

We are confident that your job will be delivered on time, on budget, and that all work will be performed with a superior level of service and integrity. We expect that you will be completely satisfied with the finished product.

If you are ready to move forward, please sign below to accept our proposal. If multiple options are offered, please check the appropriate box next to the option(s) of your choosing. By signing, you are agreeing to our terms and conditions below. After we receive the signed contract, we will contact you to schedule a project start date.

Please feel free to contact us with any questions or concerns.

Walter Kelly

Date:

Dan Steffen

Date:

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Terms & Conditions

GENERAL CONDITIONS:

- **Payment:** The terms of payment must be strictly adhered to. Payment is due in full upon completion of the job, unless otherwise agreed to in writing. All payments must be timely and received on the due date. Any payment that is not timely will be subject to interest at 1-½% per month equal to the rate of 18 percent (18%) per annum, until paid in full. All payments are to be made in U.S. dollars.
- **Preliminary Lien Notice and Mechanic's Liens:** The Asphalt Jungle and their material suppliers customarily file preliminary lien notices after completion of the job. This is for our protection and will not affect your property unless a mechanic's lien is subsequently filed. California law allows contractors, sub-contractors, material providers, and others who help improve your property and are not paid for their labor, services, or materials to enforce their claim by filing a Mechanic's Lien.
- **Employees and Subcontractors:** All employees of The Asphalt Jungle are fully covered under our worker's compensation insurance. At times, Asphalt Jungle employs subcontractors to deliver material or provide labor and services necessary to complete your project.
- **Insurance:** The Asphalt Jungle carries workers compensation and commercial general liability insurance with policy limits not less than \$1,000,000.00. There will be an additional monetary charge for any specific additional insurance, waiver of subrogation, and primary non-contributory endorsements. Evidence of insurance and blanket additional insureds, as required by contract, are included at no additional charge.
- **Change Orders:** Any change in work performance requested from the original proposal must be agreed to between the parties in writing. The Asphalt Jungle will provide written change orders for customer signature as needed.
- **Rescheduling:** Any rescheduling of the job once the commencement date is set may result in a rescheduling fee to be charged to customer based upon time, preparation, cost and material.
- **Weekend Fee:** Quoted pricing is based on performing all work on weekdays. If weekend work is required, overtime charges will be incurred, which will impact the quoted price.
- **Other General Terms:** This Agreement shall be governed by the laws of the State of California, and venue for all purposes shall be Los Angeles Superior Court or Ventura Superior Court. In the event of a dispute arising out of this agreement, the prevailing party shall be entitled to reasonable attorneys' fees and costs. The Asphalt Jungle is not responsible for any damages or delays caused by weather, strikes, fires, manufacturing contingencies, governmental regulations, delays in transit, acts of God, or any other contingency beyond our control. This agreement may be signed and transmitted by facsimile or email, and the signatures shall be deemed original for all purposes. The Asphalt Jungle shall not be responsible or liable to owner or third parties unless it is a direct result of its negligence or willful misconduct.

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Terms & Conditions

WORK DISCLOSURES:

- **Job Site:** It is important that the job site be in the same condition that it was at the time The Asphalt Jungle issued its Proposal. If there is any clean-up or changes to make the site ready, that service will be billed to you as an additional charge. The job site shall be delivered to The Asphalt Jungle free of any debris, vehicles, or other obstructions so that the job can commence upon our arrival at the site. If there are tenants or other parties that will be affected by the work, it is the owner's responsibility to notify them before the start of the project.
- **Removal Variables:**
 - Removal prices are based on existing asphalt being 3 inches thick. If existing asphalt exceeds 3 inches, the client will be advised of the additional costs to cover labor, removal, hauling and disposal of excess material.
 - If Petromat or other geotextile fabric is contained under existing asphalt, the client will be advised of the additional costs for removal and dumping of material.
 - The Asphalt Jungle is not responsible for damages to any pipes, water lines or other underground utilities located within a one foot depth from elevation of existing asphalt surface.
- **Water:** Client to provide water in sufficient quantities for The Asphalt Jungle to perform proposed work. If it is necessary to obtain a water meter, the client will pay all costs for The Asphalt Jungle to obtain the meter and any incurred costs of water material.
- **Permits:** Any permits or licenses, unless otherwise specified in the contract, are the client's responsibility. If The Asphalt Jungle is requested to obtain permits or licenses, it will be reimbursed for the time and costs related to obtaining said permits and licenses.
- **Pipes/Utilities:** The Asphalt Jungle is not responsible for damage to any underground or buried pipes, utilities, irrigation, water lines or any other obstacles located within a one-foot depth from the top of existing asphalt surface area.
- **Reflective Cracks:** Client is advised that reflective hairline cracks located in existing asphalt might appear in newly resurfaced asphalt at a future date. The occurrence of reflective cracks are normal and do not represent faulty workmanship or materials.
- **Sealed Cracks:** Client is advised that sealed cracks (cracks treated with crack fill material) will not be eliminated but will be reduced in size. All cracks will remain visible after crack seal and sealcoat work has been completed. After application, crack seal material will settle and contract into the existing cracks leaving the treated crack lower than the surrounding asphalt surface area.
- **Scuff Marks:** Scuff marks or tire rotation marks may occur during initial curing time of new asphalt paving and do not represent faulty workmanship or materials. Scuff marks are temporary and will fade as the new asphalt cures. Curing time is usually 30-60 days after the performance of paving work.
- **Drainage:** Standing or ponding of water may occur on paved surfaces with less than 1% slope and does not reflect defective workmanship. The Asphalt Jungle will make all reasonable efforts to maximize proper water drainage.
- **Oil Spots:** Heavy oil deposits are primarily located in parking stall areas and may result in flaking and non-adherence of sealcoat material to existing asphalt. The Asphalt Jungle provides no guarantee against flaking, peeling or non-adherence of new sealcoat material.

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