



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

SPECIAL MEETING

OF THE BOARD OF DIRECTORS

DATE/TIME:

April 9, 2024 at 7:00 p.m.

LOCATION: Bell Canyon Community Center

ALSO VIA ZOOM for the Public:

General Manager is inviting you to a scheduled Zoom meeting.

Topic: Special Meeting Tuesday, April 9, 7:00 PM

Time: Apr 9, 2024 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/92349006041?pwd=OGtoOVhqOTdYQlB6czdjTk9pT3FDZz09>

Meeting ID: 923 4900 6041

Passcode: 633260

One tap mobile

+16699009128,,92349006041#,,,,*633260# US (San Jose)

+16694449171,,92349006041#,,,,*633260# US

Dial by your location

- +1 669 900 9128 US (San Jose)
- +1 669 444 9171 US
- +1 719 359 4580 US
- +1 253 205 0468 US

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 special meeting at 7:30 PM on Tuesday, April 9, 2024, 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 gregory.mchugh@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 gregory.mchugh@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. A moment of silence in memory of the victims of terror in Israel; Ukraine and elsewhere in the world.

4. Rules of behavior Due to hybrid nature of meeting using Zoom along with a live audience, the following procedures will be implemented:

- Any person desiring to speak must first be recognized by the Presiding Officer. Zoom speakers shall be recognized prior to in-person speakers.
- In-person speakers shall first be recognized and notified on an individual basis by the Presiding Officer to come to the podium to speak. Each speaker shall use the microphone in order to be heard on Zoom.
- Zoom speakers shall use the "raise hand" function prior to being recognized and notified on an individual basis by the Presiding Officer.
- Each speaker will be allotted a maximum of 3 minutes for each agenda item.

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].

- Minutes for 3/8/24, 3/25/24
- Request to BCCC for refund of prior rent payments
- Cleanup Day
- FY23 Audit results
- Mailing list from Boardmember Lantz' "CSD" website
- Payment of existing legal bills
- AT&T carrier for Landlines
 - Letter from BOS to CPUC regarding AT&T as Carrier of Last Resort
 - Letter to BOS re AT&T as Carrier of Last Resort
- Application for new latent powers
- Expansion of existing powers
- Other committee reports
- CHP update
- Alternate venues for Movie Night
- Improvements to Audio/Visual Technology for Zoom meetings
- Credit Card Logs
- SUV Log
- 3/18/24 E mail from Olga Damascus
- Executive Session



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6. BUSINESS ITEMS

- 6A. Review and approval of CSD meeting minutes from 3/8/24, 3/25/24
See agenda packet.
- 6B. Discussion – Consider requesting BCCC for refund of prior rent payments and motions as needed. After accepting full payment for our lease, the BCCC President conveyed a message to J. Lantz that he is now treating CSD rent payments for 2A and 2B that are over the previous lease amount for 2B alone as payment in advance on 2B only. J. Lantz requested that this be put on the agenda for discussion.
- 6C. Discussion – Cleanup Day.
Cleanup Day has been scheduled and will be hosted on non-HOA property. See agenda packet.
- 6D. Receive and File FY23 Audit results and motion as needed.
See agenda packet.
- 6E. Discussion of J. Lantz’s mailing list from her “CSD” website.
J. Lantz emailed a copy to the interim General Manager on 3/25/24.
- 6F. Review and approval of existing legal bills. The CSD has existing legal bills that need to be paid.
See agenda packet.
- 6G. Discussion – AT&T as Carrier of Last Resort and motions as needed.
See agenda packet.
- Letter from Ventura County Board of Supervisors to CPUC
 - Draft Letter from Interim General Manager to Ventura County Board of Supervisors
- 6H. Discussion – Application for new latent powers and motions as needed.
Propose that President and Interim General Manager engage with LAFCo:
- Transportation
 - Any other powers as determined by the Board
- 6I. Discussion – Consider expansion of existing powers and motions as needed.
- Security
- 6J. Discussion – Other committee reports and motions as needed.
- Documents Committee - no progress
 - Trash bin ordinance - no progress
- 6K. Receive and File CHP Update.
See agenda packet.
- 6L. Discussion – Alternate venues for Movie Night and motion as needed.
- 6M. Discussion - Improvements to audio/visual technology of CSD Zoom meetings and motions as needed.
- 6N. Receive and File Credit Card Logs and motions as needed.
See agenda packet.
- 6O. Receive and File SUV log and motions as needed.
See agenda packet.



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6P. Discussion – Review 3/18/24 email from Olga Damascus and motions as needed. See agenda packet. P. Machuga requested that this be put on the agenda.

7. EXECUTIVE SESSION

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Govt. § 54956.9(d)(4)) – 2 matters

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8.)

Property: 685-0-060-235

Agency negotiator: Interim General Manager

Negotiating parties: Bell Canyon Community Center and Bell Canyon Association

Under negotiation: price and terms

8. NEXT MEETING

The next regular meeting is on Monday, April 22, at 7 PM

9. ADJOURNMENT