

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Community Development Director



DATE: April 8, 2014 (CC Meeting of 4/15/2014)

SUBJECT: Consider Status Update on the Amended Implementation Plan for Improvements Associated with Tract Nos. 5187-1&2 and 5405, the Meridian Hills Residential Development Project, Located on Meridian Hills Drive, West of Walnut Canyon Road

BACKGROUND

As a requirement of the Development Agreement for Tract No. 5187, the Meridian Hills residential development project, the applicant is required to submit for approval to the City Council an implementation plan for the construction of on-site and off-site improvements, prior to the issuance of a grading permit. On July 7, 2004, William Lyon Homes received the City Council's approval of an Implementation Plan for the project.

On January 10, 2008, William Lyon Homes verbally informed City staff that their company's interests in the unbuilt portions of the Meridian Hills project (183 lots in Tract 5187 and 17 lots in Tract 5405) had been completely transferred to ORA Ashford 94, LLC. Resmark Equity Partners, LLC (Resmark) is the sole managing entity of the Meridian Hills project on behalf of ORA Ashford 94, LLC. This transaction took place in violation of the terms of the Development Agreement for this project, which requires City Council approval of an amendment to the Implementation Plan to address the responsibilities of a new owner prior to the transfer of ownership. On March 25, 2008, William Lyon Homes submitted a formal application to the City seeking approval of an amendment to the Implementation Plan. A draft Implementation Plan was presented to the City Council at its April 16, 2008 meeting, at which time the item was continued to allow additional time for the residents to review the plan. On May 21, 2008, Resmark received the City Council's approval of an Amended Implementation Plan for the project.

On June 13, 2014, Resmark verbally informed City staff that K. Hovnanian Homes had entered into an exclusive negotiation escrow to acquire the unbuilt portions of the

Meridian Hills project (183 lots in Tract 5187 and 17 lots in Tract 5405). On July 16, 2014, the City Council approved a second amendment to the Implementation Plan (attached), with K. Hovnanian Homes as the responsible party once ORA Ashford 94 LLC's interests in Tract 5187 and 5405 are transferred to K. Hovnanian Homes. A number of Meridian Hills residents expressed concern at that meeting over the quality of the existing landscaping in the development. The City Council discussed the landscaping and directed as part of the approval of the second amendment to the Implementation Plan, the deletion of any language showing the City as interested in a buyout option for the landscaping (excerpts of minutes attached).

At this point in time, K. Hovnanian has taken interest in 65 of the unbuilt lots in Tract 5187 and all 17 of the lots in Tract 5405, with Resmark holding ownership of the remainder of the project. Resmark is still responsible for the landscaping in Landscape Maintenance District areas, which have not yet been accepted by the City for maintenance. This item is discussed in detail below. In addition, Resmark is responsible for the completion of work on the Peters Trail and correcting accessibility deficiencies in the sidewalk that parallels Walnut Canyon Road adjacent to the detention basin.

DISCUSSION

The intent of an implementation plan is to identify responsibility for grading and improvements associated with the development of Tract 5187 and Tract 5405. In support of this, the plan establishes a method for ensuring that sureties remain in place and improvements are provided in the event that the developer sells portions of the project to other developers prior to the installation of these improvements. The required implementation plan is intended to ensure a smooth transition of rights and responsibilities in the event that an unforeseen change results in the sale of any or all of the project to another entity.

In order to ensure that the neighborhoods within the Meridian Hills project remain safe, functional, and livable for the residents of the 65 completed homes, the Second Amendment to the Implementation Plan has timelines for completion of the following items:

- completion of the public multi-use trail along Peters' driveway
- maintain security around the occupied phases
- landscaping enhancements to areas visible from public rights of way
- dust and soil erosion control for the remaining phases

The key components of the Second Amendment to the Implementation Plan with required completion deadlines are indicated in **bold** text with the current status in *italics*, as follows:

➤ **Completion of the public multi-use trail and completion of improvements to the Peters' driveway at the intersection of Walnut Canyon Road – by 7/30/2015**

Status: On June 2, 2014, staff issued a grading permit for construction of the multi-use trail connection to Country Club Estates, across the Peters' property and sidewalk connection to Moorpark Highlands. The applicant obtained easements from Mr. Peters and has nearly completed work on the multi-use trail connection to the Country Club Estates trail and the sidewalk connection to Moorpark Highlands. The driveway is open, but landscaping still needs to be installed to the City's satisfaction. The applicant has also finalized a plan to correct the two steeper portions of the sidewalk that is adjacent the multi use trail within Tract 5187, within the already built multi-use trail and sidewalk areas that parallel Walnut Canyon Road, to comply with accessibility requirements. The multi-use trail that parallels Walnut Canyon Road has been most recently observed by staff to be covered in weeds, an issue that needs to be addressed before staff would recommend any acceptance of the maintenance of this trail. In addition, there are some drainage issues along the trail that need to be addressed to avoid erosion.

➤ **Landscaping enhancements to areas visible from public rights of way - Ongoing**

Status: Staff has conducted site visits with the applicant, the applicant's landscape architect, landscaping management and maintenance crews and the applicant's contracted staff from Impact Sciences to review existing landscaped areas and deficiencies. On August 8, 2012, staff provided a corrective punch list on landscaping and irrigation deficiencies within the proposed Landscape Maintenance District areas and the letter directed the applicant to work on enhancing landscaping areas to achieve compliance with the approved landscaping and irrigation plans. The applicant has called for a re-inspection in the summer of 2014. Staff hired Lawrence Moss and Associates to have a new punch list of corrective items prepared for landscape areas within the Landscape Maintenance District (LMD), in an effort to have the landscaping finalized and the maintenance of the district areas accepted by the City. This punch list was delivered to the applicant in March of 2015.

➤ **Dust and soil erosion control for the remaining phases - Ongoing**

Status: Staff continues to monitor this closely as this item has no distinct deadline, and is an ongoing maintenance item. The applicant continuously monitors annual storm water control maintenance on the site including the hydro-seeding of bare areas and appropriate best management practices with the use of sand bags and soil stabilizers. Some reminders were necessary during the initial construction of the new homes to maintain clean streets in front of the construction sites.

➤ **The property must be in full compliance with the adopted Fuel Modification plan on file – by 6/1/2008**

Status: Staff continues to work with Ventura County Fire to ensure that the project is in compliance with the adopted fuel modification plan. All vegetation has been adequately cleared and the project was in compliance with the June 1, 2014 deadline for clearing of vegetation and in compliance with the fuel modification plan. Staff continues to monitor this closely as the 2015 deadline nears.

Tract No. 5187 Meridian Hills Homeowners Association (HOA) Landscaping Areas

The installation of landscaping in the HOA areas was approved by City staff in different areas in 2010, allowing these areas to be turned over from the developer to the HOA. Since that time, a number of areas have not been maintained sufficiently. Some required plant material has died and not been replaced, and some of the irrigation has not been functioning properly. Resmark, as the majority owner in the HOA, has indicated that it is taking responsibility for addressing all landscaping and maintenance deficiencies within the HOA maintained areas, and has recently been working to restore the required landscaping. Joe Deverian from K. Hovnanian Homes has provided staff with a timeline of HOA activities related to these issues. Staff will continue working with the property owner to ensure that these areas are maintained in compliance with approved landscaping plans.

FISCAL IMPACT

Surety bonds for all of the remaining improvements required as part of the subdivision remain in place and are sufficient to ensure completion of the tract improvements.

Several deposits have been submitted to City of Moorpark for condition compliance to cover staff costs associated with monitoring progress related to administering the Implementation Plan. Also, deposits have been submitted to City of Moorpark for the Modification No. 1 to Residential Planned Development Permit No. 1999-02 to cover staff costs associated review of the entitlement application. The fund is current but, as the fund account becomes depleted, additional money will need to be deposited by the Developer to cover staff costs, consistent with the Development Agreement and conditions of approval.

STAFF RECOMMENDATION

Receive and file.

ATTACHMENTS:

1. Second Amendment to the Implementation Plan for the Meridian Hills Residential Development Project Tract Nos. 5187-1&2, and 5405
2. Excerpt of July 16, 2014 City Council Minutes
3. HOA Timeline provided by Joe Deverian of K. Hovnanian Homes.

TRACT 5187-1&2 AND 5405

PART ONE

APPROVED

CASE NUMBER: CITY COUNCIL AGENDA ITEM 9A

APPROVAL DATE: C.C. MTG. 7/16/2014

APPROVAL AUTHORITY: City Council

RESOLUTION NUMBER: N/A

CASE PLANNER: Joseph R. Vano

Introduction

Subsection 6.13 of the Development Agreement for Tract 5187 states:

Prior to approval of the first grading permit for the Property, approval of the first final map of Tract 5187, whichever occurs first, Developer shall submit and gain approval from City Council of an Implementation Plan. The Implementation Plan shall address the requirements for phasing and construction responsibilities of Developer and any successors including sureties for performance for all grading, construction of storm drains and utilities, private and public streets, and other private and public improvements on or offsite required by Tract 5187, RPD 99-2, and this Agreement. The Implementation Plan shall also address the entities responsible and method and timing of guarantee for each component of Developer's obligations pursuant to Tract 5187, RPD 99-2, and this Agreement and Developer's obligation for a Trail Staging area as referenced in Subsection 6.9 of this Agreement. The approval of the Implementation Plan and any Amendments thereto shall be at the City Council's sole discretion. Prior to sale or transfer of ownership of any portion of Tract 5187 (except individual lots after construction of houses), Developer shall seek City approval of an amendment to the Implementation Plan to address the responsibilities of each entity.

This Second Amendment to the Implementation Plan is between the City of Moorpark (the "City") and ORA Ashford 94, LLC, managed by Resmark Equity Partners, LLC, based in Los Angeles, until such time as K. Hovnanian Homes acquires ORA Ashford 94, LLC's interests in Tract Nos. 5187-1 & 2 and 5405 (the "Property"), and upon the effective date of that acquisition, shall be between City and K. Hovnanian Homes and thereafter with a limited liability corporation formed and held exclusively by K. Hovnanian Homes to hold the Property. Each of these entities shall be defined as "Developer" during the time that any one or more of these entities have an ownership interest in the Property. In the event K. Hovnanian Homes does not acquire ORA Ashford 94, LLC's interest in the Property, ORA Ashford 94, LLC shall remain responsible for carrying out the obligations and responsibilities of this Second Amendment to the Implementation Plan and shall remain the "Developer".

This Second Amendment to the Implementation Plan will supersede the Amended Implementation Plan between the City of Moorpark and ORA Ashford 94, LLC, originally approved by the City of Moorpark City Council on May 21, 2008. This Second Amendment to the Implementation Plan for Tract Nos. 5187-1&2 and 5405 addresses the following matters as required by subsection 6.13 of Development Agreement between the City of Moorpark and West Pointe Homes, Inc. dated January 23, 2003:

CC ATTACHMENT 1

APPROVED

CASE NUMBER: City Council Agenda Item 9.A.

APPROVAL DATE: CC Mtg. 7/16/2014

APPROVAL AUTHORITY: City Council

RESOLUTION NUMBER: West Pointe N/A

CASE PLANNER: JLR

- Construction Phasing and Responsibilities by K. Hovnanian Homes, Developer, as successor to ORA Ashford 94, LLC., William Lyne Homes, and any subsequent single successor.
- Sureties for performance for all grading, construction of storm drains, sewer, water and other utilities, private and public streets and other private and public improvements on or offsite as required by the Development Agreement and Conditions of Approval for Tract 5187-1&2 and Tract 5405.
- Entities responsible, and method and timing of guarantee for each component of Tract Nos. 5187-1&2 and 5405 RPD Permits 1999-02 and 2003-01 (Project).

Transfer of Responsibility

Developer will be responsible for the remaining obligations as required by the Development Agreement, Conditions of Approval, and Affordable Housing Purchase and Sale Agreement for Tract Nos. 5187-1&2 and 5405, notwithstanding the fact that Developer does not own all of the lots in the Tracts identified in the Development Agreement. If Developer, chooses to sell any remaining portion of the Project, the Surety Bonds securing completion of the noted improvements for Tract 5187-1&2 and 5405 are to remain the obligation of Developer, until an amendment to the Implementation Plan is approved by the City Council and the Surety Bonds are thereafter replaced, reduced, or exonerated to the satisfaction of the City Council. Any current owners of the property covered by the Development Agreement and any successors in interest to all or part of the Project understand that construction of and/or occupancy permits for units may be withheld, regardless of whether Developer owns the units at issue, if Developer or its successors to this Implementation Plan have not completed the improvements associated with such units.

Developer will be responsible for the required improvements for Tract Nos. 5187-1&2 and 5405, including, but not limited to:

1. Enhancement of all common landscaping areas that are visible from public Rights of Way, per the approved landscaping plans on file, to the satisfaction of the Community Development Director, Parks and Recreation Director, and City Engineer/Public Works Director.
2. Provision of sureties for performance for all requirements for grading, construction of storm drains, sewer, water, and other utilities, private and public streets and other private and public improvements on or offsite as required by the Development Agreement, Conditions of Approval, and Affordable Housing Agreement for Tract Nos. 5187-1&2 and 5405.
3. Completion of required improvements to Walnut Canyon Road including the installation of the multi-use trail and complete corrections of sidewalk to demonstrate full compliance of accessibility requirements.

APPROVED

CASE NUMBER: City Council Agenda Item 9.A.

APPROVAL DATE: C.C. Mtg. 7/16/2014

APPROVAL AUTHORITY: City Council

RESOLUTION NUMBER: N/A

USE PLANNER: Joseph R. Vann

4. Completion of required improvements associated with the construction of Meridian Hills Drive.
5. Provision of required Open Space dedications per the Development Agreement.
6. Installation of required Common Landscaping throughout the Project.
7. Completion of grading within the Project area, to establish areas graded to an average elevation, consistent with the approved plans, in preparation for fine grading prior to construction of structures, and a spine network of streets to serve those areas including improvements within Tract 5187.
8. Completion of required Multi-use Trail and Public Trailhead improvements.
9. Completion and maintenance of EIR mitigation measures for the Project.
10. Maintenance of common areas until such time as these areas are accepted by the Homeowners Association or other applicable governing agencies.
11. Completion of construction and maintenance of the required flood control and other drainage improvements.
12. Continuation of meeting and complying with requirements for the design, installation, monitoring, and maintenance of facilities to meet NPDES requirements.
13. Completion of all required public improvements in Tract 5405 including but not limited to streets, soil nail wall, retaining walls, and sound walls; and maintain the main lines for the wet and dry utilities which have been installed to ensure they are in a good state of repair.
14. Construction of the improvements for the trail staging area per section 6.10c of the Development Agreement to be completed prior to occupancy of the 165th residential unit for Tract No. 5187.
15. Compliance with section 6.11 of the Development Agreement and its related requirements set forth in the Affordable Housing Purchase and Sale Agreement recorded on December 15, 2006.
16. Provision of a site security program which includes the 24-hour response and dissemination of security telephone number to the existing residents and City staff.
17. Any additional improvements associated with the development of the Project, as deemed necessary by the City Engineer/Public Works Director or Community Development Director to protect the public health, safety and welfare.

SECOND AMENDMENT TO THE IMPLEMENTATION PLAN MERIDIAN HILLS RESIDENTIAL DEVELOPMENT PROJECT TRACT 5187-1&2 AND 5405 PART TWO-A

The following community enhancements and improvements within the Meridian Hills Community are in progress and/or will be performed by the Developer within the timeframes below:

Tract 5187*(Items originally presented to applicant in a City Engineering Memo dated March 5, 2008)	Required Completion Date**
1 General Clean up of onsite and offsite trash and removal of all illegal dumping debris. Site shall be cleaned -up immediately.	ongoing
2 Clean up of debris within all V-ditches.	ongoing
3 Replace BMP's, remove all broken sand bags. Remove all silt at chevrons, clean streets with street sweeper.	ongoing
4 Gate to Ventura County Watershed Protection District basin shall be secured immediately and shall remain locked at all times.	ongoing
5 All gates for access areas shall be secured each and every day. Gate to HOA basin along Walnut Canyon Road shall be secured immediately.	ongoing
6 Any and all other conditions, bonds, and/or timing of improvements for the property per the Development Agreement and Conditions of Approval.	ongoing

*All items are to be completed to the satisfaction of either the City Engineer and Community Development Director.

**All dates are subject to inspections and collaboration with the various governing agencies.

City of Moorpark
Community Development Department

APPROVED

CASE NUMBER: City Council AGENDA ITEM 9.A.

APPROVAL DATE: CC Mtg. 7/16/2014

APPROVAL AUTHORITY: City Council

RESOLUTION NUMBER: N/A

SE PLANNER: Joseph R. Vacca

**SECOND AMENDMENT TO THE IMPLEMENTATION PLAN MERIDIAN HILLS
RESIDENTIAL DEVELOPMENT PROJECT TRACT 5187-1&2 AND 5405 PART
TWO-B**

Tract 5187* (Items originally presented to applicant in a Letter from Planning Director and attached City Engineering Memo, both dated March 13, 2008)	Required Completion Date**
1 Correct and complete the installation of the multi-use trail along Peters' driveway and landscaping along the R.O.W of Walnut Canyon Rd. per City requirements. a. slope failure & erosion problem along Peters' driveway requires immediate attention b. install safety guardrail fencing along additional portions of the driveway c. modify the existing concrete block entry monument to comply with "line of sight" d. install a neighborhood mailbox unit	7/30/15
2 Need to bond for construction of multi-use trail at 150% of estimated cost of construction.	ongoing
3 The property must be in full compliance with the adopted Fuel Modification plan on file.	ongoing

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RESOLUTION NUMBER: N/A

SE PLANNER: Joseph R. Vacca

children ages 5-11. Adventure Camp is great for tweens and teens ages 10½ to 14 with choices of daily field trips to Mountasia, MB2 Raceway, and Lazertag Extreme.

8. PUBLIC HEARINGS:

None.

9. PRESENTATION/ACTION/DISCUSSION:

- A. Consider Proposed Second Amendment to the Implementation Plan for Improvements Associated with Tract Nos. 5187-1&2 and 5405, the Meridian Hills Residential Development Project, on the Application of Resmark Equity Partners, LLC (Upon Transfer of Ownership of the Meridian Hills Development Project to K. Hovnanian Companies of Southern California), Located on Meridian Hills Drive, West of Walnut Canyon Road. Staff Recommendation: Approve the draft Second Amendment to the Implementation Plan for improvements to Tract Nos. 5187 1&2 and 5405, subject to review of final language and determination of satisfactory financial capacity by the City Manager and City Attorney.

AT THIS POINT in the meeting, Councilmember Pollock, a resident of Meridian Hills, recused himself and left the dais. The time was 7:29 p.m.

Mr. Vacca gave the staff report and stated upon advice from the City Attorney to add clarification to the language on stamped page 17 of the agenda report, the following language would replace the second paragraph:

This Second Amendment to the Implementation Plan is between the City of Moorpark (the "City") and ORA Ashford 94, LLC, managed by Resmark Equity Partners, LLC, based in Los Angeles, until such time as K. Hovnanian Homes acquires ORA Ashford 94, LLC's interests in Tract Nos. 5187-1 & 2 and 5405 (the "Property"), and upon the effective date of that acquisition, shall be between City and K. Hovnanian Homes and thereafter with a limited liability corporation formed and held exclusively by K. Hovnanian Homes to hold the Property. Each of these entities shall be defined as "Developer" during the time that any one or more of these entities have an ownership interest in the Property. In the event K. Hovnanian Homes does not acquire ORA Ashford 94, LLC's interest in the Property, ORA Ashford 94, LLC shall remain responsible for carrying out the obligations and responsibilities of this Second Amendment to the Implementation Plan and shall remain the "Developer".

In response to Councilmember Mikos, Mr. Vacca stated the word "on-going" would be corrected for Item Nos. 3 and 18 on stamped page 23 as they are addressed by Item No. 12 on stamped page 20.

Steve Kabal, President of the Southern California Operations of K. Hovnanian Homes, 2525 Campus Drive, Irvine, California, spoke in regard to this being the company's first project in Moorpark and their plans to construct 200 homes with 17 affordable units. He described having met with Meridian Hills homeowners.

Ziv Cohen, representing Resmark Equity Partners was present and available for questions.

Jon Weymouth, a Meridian Hills resident, spoke in support of the new developer and requested the City continue to help monitor the quality of the landscaping in the development. He requested one additional Homeowner Association (HOA) board member seat be made available by the developer to a Meridian Hills homeowner voted into office exclusively by the residents.

David Tuttle, a Meridian Hills resident, spoke in support of the new developer; however, expressed continued concerns over the quality and quantity of landscaping in the development. He echoed Mr. Weymouth's request for an additional resident member on the HOA board.

Melinda Yaras, a Meridian Hills resident, spoke in support of the build-out of the development and recommended a point-person be appointed to coordinate with the new builder.

Philip Frank, a Meridian Hills resident, spoke in support of moving forward with the development and expressed gratitude to the Council and City staff for their support over the years in dealing with the chaos that occurred due to the sale of the development. Mr. Frank read a letter from Meridian Hills resident and former member of the HOA board, Taylor Hodoose, which stated he distrusts Resmark to follow through with promises and obligations to fix remaining problems regarding landscaping conditions. Mr. Hodoose recommended the new developer, K. Hovnanian view the City Council meeting video from November 6, 2013, to understand the obligations of the plan and what the residents expect of the developer.

A discussion followed among the Councilmembers and Mr. Kabal, which focused on: 1) Serious landscaping problems of the past; 2) Consideration of a member-at-large in addition to the two resident HOA board members; 3) Recommendation not to cut corners on the development; 4) No interest in the City taking over the completion of the

landscaping; and 5) There is the ability to modify plant species due to drought issues.

MOTION: Councilmember Millhouse moved and Councilmember Van Dam seconded a motion to approve the draft Second Amendment to the Implementation Plan for improvements to Tract Nos. 5187 1&2 and 5405 as amended for the second paragraph on stamped page 17 of the agenda report and to delete any language showing the City as interested in a buyout option for the landscaping; and subject to review of final language and determination of satisfactory financial capacity by the City Manager and City Attorney. The motion carried by voice vote 4-0, Councilmember Pollock absent.

AT THIS POINT in the meeting, Councilmember Pollock, returned to the dais. The time was 8:08 p.m.

- B. Consider Bay Delta Conservation Plan Letter of Support. Staff Recommendation: Direct staff as deemed appropriate.

Ms. Mellon gave the staff report.

Councilmember Mikos stated she had a conversation about the letter with Susan Mulligan of Calleguas Municipal Water District prior to this meeting.

Susan Mulligan, General Manager, Calleguas Municipal Water District, spoke about how she became convinced this letter of support is necessary when: 1) She learned that a major earthquake in the San Joaquin Delta region would destroy most of the fragile levies holding in the water, which would then flow to the ocean, cutting all supply of fresh water to southern California; and 2) The cost per typical household in our service area would be approximately \$7.50 more per month if the plan moves forward.

Ms. Mulligan provided a handout showing minor revisions to the proposed letter to soften the language in the third paragraph on the first page by deleting the last sentence as recommended by Councilmember Mikos: "This water loss is roughly equivalent to a 35-year supply for the Calleguas service area – a startling and troubling reality!"

Eric Berg, Manager of Resources, Calleguas Municipal Water District, responded to Councilmember Millhouse, stating the timeline for the Bay Delta Plan, if it stays on track, would be certification of the Environmental Impact Report possibly late in this year to be followed by the permit process, which may take 18 months to two years; and the timeline on construction is roughly 10 years.

A discussion followed among the Councilmembers and Calleguas staff which focused on: 1) The difference between this proposal and the 1980

MERIDIAN HILLS TIMELINE (provided by Joe Deverian of K. Hovnanian Homes)

11-25-14: The Board announced at the open session meeting the resignation of Mike McMillian and Mike Zoralla.

11-25-14: Tim Jones and Joe Deverian were appointed to the Board.

11-25-14: The Board terminated the management contract with Lordon Management during the executive session and announced during general session that Euclid Management had been contracted as the new management company.

11-25-14: The Board terminated the security service contract based on homeowner feedback that the service was not helping the Community. The Board approved the formation of the Security Watch Committee.

11-25-14: The Board met with Scott Godfrey from Valley Crest to get an update on the landscape issues and programs currently in place.

1-22-15: The Board appointed three member/homeowners within the Committee to the Security Watch/Safety Committee and chartered the Committee to look at security service proposals and investigate possible security camera installations.

1-22-15: The Board approved to increase the number and frequency of their Board meetings from quarterly to bi-monthly meetings held to help better address homeowner concerns.

1-22-15: Homeowners at the open session meeting voiced concerns about the gate code at the front entrance gates being passed around too much and requested it be deactivated and a new code installed, the Board approved this action and it was completed within the week following the meeting.

1-22-15: Homeowners at the open session meeting voiced concerns about the gate being open at Peters Ranch Trailhead. The Board approved to close the gate once confirmation had been given that all construction was complete in that area. This was completed within two weeks following the meeting date.

3-19-15: The Board formed and appointed three member/homeowners to the landscape committee.

3-19-15: The Board met with Valley Crest Landscape regarding proposals for upgrades and repairs around the community. The Board approved \$13,822.00 in extra work proposals to address landscape concerns brought up by homeowners.

3-19-15: The Board approved and contracted a CPA (Robert Owens) to perform and audit for 2014 for the Association's financial statements. Homeowners present at the open session meeting raised concerns regarding funds, the Board, without obligation, elected to conduct an audit rather than a simple financial review.

David Bobardt

From: Deverian, Joe <JDeverian@KHOV.COM>
Sent: Thursday, April 09, 2015 11:06 AM
To: David Bobardt
Subject: Meridian Hills Status

Dave,

Below is a status report from Resmark for their Meridian Hills responsibilities for your review.

Thanks.

Joe Deverian
Land Planning Manager
K. Hovnanian Homes
400 Exchange, Suite 200
Irvine, Ca. 92602
Cell: 949-734-9770
Office: 714-368-4520
Email: jdeverian@khov.com

From: Brent Caldwell [<mailto:brent@caldwellandsolutions.com>]
Sent: Thursday, April 09, 2015 9:55 AM
To: Ziv Cohen; Deverian, Joe
Subject: RE: City Council meeting on April 15th

Joe – Here is some information on the ADA Walk and the LMD process that Resmark has been pursuing.

ADA Walk

- At the request of Ventura County Watershed Protection District, Resmark re-recorded an easement for the Ventura County Watershed Protection District within the project area. Their legal staff wanted some clarification for the easements granted by the map recorded for Meridian Hills.
- Plans have been approved by the City of Moorpark and Ventura County Watershed Protection District. Permit was issued by the City and as soon as we get the insurance certs from our contractor, Ventura County Watershed Protection District will issue their permit.
- Resmark is completing final negotiations with their contractor and should have a signed contract by the night of the Council meeting.
- Construction is slated to begin in April and is project to take approximately 60 days.

LMD 1

- The City contracted with Moss and Associates to update the existing punch list and they completed that effort.
- At the City's request, Resmark reviewed that punch list and confirmed that their list was reasonable.
- The City requested that the parkways on Meridian Hills Drive be replanted to conform with AB 1881 criteria. That will result in the removal of turf and trees to be replaced by shrubs and trees with drip irrigation.

- Resmark (in concert with K Hovnanian) completed a conceptual design for the City to review and approve.
- The City approved the conceptual design and Remark had design for LMD 1 prepared. That design was submitted to the City for review and approval. Upon approval, LMD 1 will go out to bid.

That bring us up to date.

Please let me know if you have any questions or need additional information.

Brent Caldwell
Caldwell Land Solutions
949.307.3624

