

TARZANA PLAZA STATUS CONFERENCE AGENDA
VAN NUYS SUPERIOR COURT DEPT. A – 9:00 AM
APRIL 22, 2020

1. Special Assessment:

- a. Where is the money going? The financials posted are too vague and general.
- b. Owners are under the impression some of the funds would go to capital improvements, yet none have been done.
- c. If the court discharges the receiver, can the assessment be overturned if we are not under court intervention:
 - i. What would happen to those who paid faithfully vs. those who did not pay?
 - ii. Is the balance of the special assessment still due from owners?
- d. How many owners did not pay the assessment?
- e. What is being done with the owners who did not pay

2. Accountability:

- a. Certain owners are not being held accountable for their actions and allowed to run amok in the building making it nearly impossible to get anything done.
- b. Favoritism when patrolling parking and directing some to park in a spot not theirs or guest parking.
- c. Physically punching another.
- d. Breaking and entering into the recreation room and taking steppingstones from other owners.
- e. Why haven't injunctions and vexatious litigation been pursued against those who continually litigate and violate agreements.
- f. Why haven't these parties been claimed as vexatious litigant? This should have been done from the very beginning of the receivership.
- g. Owners lacking cleanliness, causing bug infestations for other units
- h. Weekly (almost daily) yelling and screaming coming from unit all hours of the night causing issues for the tenants above.

3. Water Boiler:

- a. Why did it take until it was no longer working to get it replaced? There was a program via the Gas Company all of 2019 that was not taken advantage of.
- b. It appears the only reason it is being replaced as there was no choice, this was not planned yet we kept hearing there was no money. However, there was money for the settlement and for the receiver and lawyers while this should be more of priority.
- c. Some of us, like myself, have had little or no hot water since Thanksgiving.

4. The ability to bring up any major occurrence that may have happened after the cut-off date of 1/12 and the court date of 1/22 as these individuals are continually creating litigation and issues.

5. Liens:

- a. Have owners had liens put on their units?
- b. How long will the process take for us to start foreclosing on the units that are months behind?