

PO box 3675
Rolling Hills Estates, CA 90274



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KCghad.org

August 25, 2025, KCGHAD minutes

The Chairman, Steve Cummins, called the scheduled Meeting of the Board of Directors, of the Klondike Canyon Geologic Hazard Abatement District, to order via Zoom after the executive session. It was noted there were no actionable items taken and litigation was discussed.

Roll Call – Director’s present - Cummins, Freeman, Grillo, Hotchkiss

Consent Calendar

Approval of Agenda-August 25, 2025

Approval of Minutes – July 28, 2025

August 25, 2025, agenda and minutes of July 28, 2025, were presented. It was moved by Nic Grillo and seconded by Drew Freeman, that agenda and minutes, be approved as presented.

The vote was: Ayes: Cummins, Freeman, Grillo. Hotchkiss abstained, the motion passed.

Approval of Maintenance & Operations Warrant Register August 25, 2025

The Maintenance & Operations Warrants for August 25, 2025, were read by the clerk.

Maintenance & Operations Warrant Register

Date: August 25, 2025

1.*Cal Water	1,156.28 pd ck 1048
2. *SCE - August	2,954.02 pd ck 1049
3. Colleen Miller	1,400.00 pd ck 1704
4. *Electrofine Electric - Inv#949 – deposit on WW7 Electrical	3,119.69 pd ck 1045
5. *Electrofine Electric – Inv #949 Balance on WW7 Electrical	20,115.31 pd ck 1047
6. *Pump Sys Unltd #Q8743519 – dep on WW7 pump, motor, cable, pipe, fittings	19,624.28 pd ck 1046
7. *Pump Sys Unltd #Q8743519 Balance due on WW7 pump, motor, cable, pip	19,624.28 pd ck 1050
8. *Pump Sys Unltd #Q8743521-WW6 Rig service, pump, cable, couplers,	16,303.64 “ “
9. Garrett & Tully, APC – correspondence with clients, counsel, new claims	1,050.00 pd ck 1705
10. Brad Woodruff – well reading 7 hrs at \$40.00	280.00 pd ck 1706
11. Liberty Insurance – D & O Superior Specialty Insurance	4,572.60 pd debit
12. Garrett & Tully, P.C – ACTS defense Cuervo v Calif Water Serv et al	25,000.00 pd ck#1703
13. *Mike Drews Construction – WW7Install 3 phase power, help w well generation	3,650.00 pd ck 1051
14. *PBC – Reimburse for Cal Water WW7 install, use of 2 construction meters	2,053.17 pd ck 1052
15. Matt Selwagon – property classification change to unlivable refund	3,650.92 pd ck 1710

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A motion was made by Judith Hotchkiss to approve Maintenance & Operations Warrant Register for August 25, 2025, seconded by Nic Grillo. All approved and the motion passed.

District Clerk matters- Colleen Miller announced that the time to pay the property owners KCGHAD assessments directly, closed July 31, 2025. The remaining assessments have been turned over to the Los Angeles County Registrar and LA Co Tax Collector. \$669,952.52 was paid directly to the district and will go directly toward landslide abatement. \$161,642.58 is the remaining balance and was submitted to the Registrar and Tax Collector. They will take a portion of the assessment and deposit the funds during the year. KCGHAD is fully converted to Online QuickBooks at the beginning of the fiscal year starting July 1, 2025. The clerk noted that she will continue to update the budget worksheet which is still in excel to match QB. She noted that the M & O's Warrants from July have been amended from \$224,663.89 to \$161,533.86 due to delay in City Service paving company. The clerk also suggested the KCGHAD property owners stay informed about the City of Rancho Palos Verdes forming a 3rd GHAD in the Portuguese Bend area of the landslide complex. She suggested city manager Ara Mihanian take a minute to inform the residents about this most recent update. Colleen Miller also took a minute to thank those who continue to volunteer so much time and effort to KCGHAD landslide abatement: A lot goes on beyond a meeting once a month. Thank you, Steve Hinchliffe, who donates hours to well readings, and updating the board. Nic Grillo is doing a great job with the website and Steve Cummins added that the district owes gratitude to Michael Barth for his volunteer time and effort to KCGHAD. It is beneficial for the community to work together toward the same effort.

1. **Well update, Flow Meter update** – Steve Hinchliffe was not in attendance yet. Steve Cummins noted WW5 is off, new WW7 is about to be put in to service, we are still waiting for a part, the well is drilled at 255', there is 50' of gravel at the bottom and the pump will be set at 175'. The new well will be relying on SCE for power, there is not a back up generator in place. Flow meters are installed, and Steve H is doing a great job of organizing well reading data.
2. **Video, website, and social media update** – Nic Grillo stated that the form for "change in property status" has been added to the website. Steve Cummins thanked Nic Grillo for updating the website weekly. Steve Cummins added that the board sees unfairness in the assessments for those not living in their homes and the first check will be written to the first applicant.
3. **Financial Report, Assessments** – Mr. Barth let the board know if the continued spending keeps up, the district will have spent all the money budgeted by December. That being said, some big winterization projects and a new well are extraordinary expenses at the very beginning of the budget year. There are also loan funds being spent on this effort. Mr. Barth also noted that a significant portion of the budget is for litigation defense. Some of the funds have been spent on an attorney to go after the insurance company which has denied all the claims. There are two insurance policies, one for claims and one for directors' insurance for errors and omissions. Steve Cummins added a final note that this is the most expensive time of the year, and the budget may seem out of balance but this is mostly due to a new WW7 being added.

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- 4. Klondike Canyon Drains, Channel Maintenance, Well Maintenance** – Steve Cummins updated the progress of the 48” drain and he is getting bids from contractors to do the work. Hopefully, things will get started in the next two weeks. Nic Grillo walked the drain line with the city in the last couple of days and said the winterization from last year is holding together pretty good. The polyethylene sheets are in good shape, and some sandbags will need replacing. Mr. Cummins said the first line of defense is well maintenance and winterizing the canyon. The fact that the Klondike side has come to a halt, has also helped with the Portuguese Bend Slide. Mr. Cummins feels that the dewatering wells are keeping the movement in Klondike Canyon and the easterly portion of the Portuguese Bend slide at a halt. He also said they are trying to get SCE to move power over to the City DDW’s on the easterly side and do away with the generators.

New Business – none

Audience Items – Sha T would like to know when the refund form for 2024/25 assessments will be available? Mr. Barth said that there is not a form for 24/25, the refund is only available for 2025/26 assessments. Can’t back up. Mr. Barth was sympathetic to Sha’s question and stated the board had no notice of what was livable and unlivable in 2024-25. He recommended Sha to fill out the 2025-26 form and noted the board never approved 2024-25 forms. Sha also noted that the City of RPV did not vote for the budget increase. And stated that the clerk said that if the city doesn’t vote, it’s a yes vote. Mr. Barth corrected that “if the city does not vote, it holds 50% of the land and vote”, the clerk interjected and corrected that “if the city does not vote, it is a not protest vote, not a yes vote”. Sha T. gave an example that Sea View properties are larger and pay up to \$10,000 assessment and have larger homes and that PBC pays less like \$1,000 and there should be a weighted vote. She states the votes for Budget increase were not weighted. She said it is unfair whatever the city votes affects the vote. Mr. Barth suggested she propose a legal argument to the board.

Donny – tried repeatedly to unmute his zoom but was unable. It was suggested he type in the comments or send a letter to the board.

City Manager, Ara Mihranian, spoke to the participants letting them know the City of RPV is contemplating the formation of another GHAD in the landslide areas between KGHAD and ACLAD. The city council has been presented with recommendations for action to form a 3rd GHAD. It will be called PBGHAD. The process comes under the guidelines of Proposition 218. There are 113 properties in the proposed PBGHAD. 23 are city owned and that is over 50% of the land area. 90 properties are private. There will be an engineering report and a Plan of Control adopted. They will get the geotechnical team on board and have public meetings. It will be a 6-8 month process. Steve Cummins noted he is not in favor of 1 GHAD merging ACLAD, KCGHAD and the newly formed PBGHAD.

Steve Hinchliffe joined the meeting and stated additional well updates: WW6 is pumping strong at 276 GPM at 105’. He is waiting for parts for the other two wells.

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Judith Hotchkiss motioned to adjourn, and Drew Freeman seconded the motion.

Next meeting September 22, 2025

Respectfully submitted: Colleen Miller – Executive Director, Clerk