

## **Draft Minutes of the LVHA Board Meeting**

November 19, 2014

Meeting Called to Order: 7:30 PM.

**PRESENT WERE:** Maggie McCann, Greg Kamman, Doug Charlton, Eric Egan and Greg Stilson.

**APPROVAL OF AGENDA: Motion:** Greg Kamman moved to approve the agenda. It was seconded by Greg Stilson and unanimously approved.

**APPROVAL OF MINUTES: Motion:** Greg Kamman moved to approve the minutes of the October 15, 2014 Board of Directors meeting. The motion was seconded by Doug Charlton and unanimously approved.

### **OFFICE MANAGER'S REPORT:**

**Community Center:** The new electronic gate has been installed and is functioning. The security cameras are being installed at this time and should be up and running within a week. So far the office has issued 50 key fobs. Hours of entry are being assigned to each fob.

The Comcast Appreciation Event was well attended. There were various demonstrations of the Xfinity features being given throughout the day. Lori Litvin won the free TV.

The Fire Department performed their annual safety inspections of the center last week. There are no outstanding issues.

One of the shower's in the men's room is not functioning. The plumber was sent the incorrect part and is waiting for re-shipment of the part.

PG&E has informed us that the LVHA gas meter opposite the pump room will be replaced in the next couple months. According to the PG&E spokesperson this is a routine change to a more modern meter that is capable of eventually being changed to a SMART meter. Probably sooner than later. **Office:** We have word that the liability insurance rates will rise again next year. State Farm had a sharp premium increase this year but their increases are capped at 25% in any one year so the carryover will be applied to next year which may be about 15%. The office is in the process of requesting quotes. **Miscellaneous:** Homes that have sold since the September meeting are: 14 Mt. Susitna, 18 Mt. Whitney Drive, 6 Mt. Diablo Circle, 1122 Idylberry, 1166 Idylberry, 1250 Idylberry, 100 Mt. Lyell, 63 Mt. Tallac, 300 Mt. Shasta, 26 Zephyr.

**PRESIDENT'S REPORT:** Given by Maggie McCann. Maggie wished everyone Happy Holidays. There will be no December board meeting. Maggie explained that the Board asked Joy Dahlgren, Ph.D., retired transportation researcher, to research naming Lucas Valley Road a County Scenic Roadway and write an article for the Valley Vibration which appeared on the cover of the November issue. Joy's name was inadvertently omitted.

Maggie noted that the Lucas Valley Chamber Orchestra will be giving a concert free to the community on Sunday, December 14<sup>th</sup> at 3 PM.

**TREASURER'S REPORT:** Given by Doug Charlton. Doug stated that there were no exceptions in revenue and expenses to date for this year. He noted that the Reserve Fund was at \$695,000 held in several banks. To date this year \$80,000 in contributions have been made to the

Reserve Funds. The Finance Committee suggested increases and decreases in several accounts in revenue and expenses for the 2015 budget.

**ITEMS FROM HOMEOWNERS:** Vic Reizman, in regards to the owl that died from rat poison, stated that a law was passed preventing sales of rat poison but it may not be in effect until January 1<sup>st</sup>.

A homeowner asked whether or not there would be a reduction in dues now that LVC is out of business. The Board explained that the basic channels are still available and that the Board is working with the Association's lawyer to provide wording amending the CC&Rs to remove the stipulation that the HOA provide basic TV service to members. In the meantime, Herb Drake has been employed by LVHA to continue the basic channels. Board Member Eric Egan explained, this is an expense for maintaining a system that few now use. There will be a vote in May of next year to approve this amendment.

Greg Stilson advised that the Marinwood Fire Department would be doing their Annual Santa Drive through the neighborhood on Dec. 13<sup>th</sup> starting about 9am. Look for Santa on the Fire truck.

#### **COMMITTEE REPORTS:**

**Emergency Response Committee:** Given by Kelby Jones. Kelby noted recent activities include: Successful CPR training on Sat. Oct. 18<sup>th</sup> with 26 participants and 24 graduates.

Meeting with Neighborhood Emergency Team coordinators on Nov. 2<sup>nd</sup> helped to identify support needs and priorities.

LVHA Safety Day on Sun. Nov. 9<sup>th</sup> supported by Marinwood Fire Dept., ACE Hardware and Fire King – over 50 visitors, young and old practiced fire suppression and 8 participants completed ReadyMarin training by MFD.

Obtained estimate for vegetation management of adjacent open space from GoatsRUs; investigation into mechanical alternative and enforcement of residential ordinance ongoing.

Purchase of emergency communications equipment under approved expenditure from CSA 13 underway.

Current plans include:

Continue Neighborhood Emergency Team organization efforts.

Complete acquisition of mobile emergency communications, recruit and train resident HAM operators.

Continue safety messages and information in the Vibration, on Twitter, Big Tent and Next Door.

Recruit and train communications contacts as part of Neighborhood Emergency Teams.

Conclude research into alternatives and costs to clear 100' of open space with the objective of providing a plan for Board consideration for implementation for the 2015 fire season.

Thank you to Marinwood Fire Dept. for their support and participation in LVHA Safety Day.

**ARC Committee:** Given by Mark Neely. Mark reported that the committee has been working to restore and connect to the history and original design of the Eichlers. They also ask that those installing satellite dishes do so while being mindful of the appearance from the street and

minimizing the size of the dish. The committee is also asking those homeowners wishing to install exterior lighting that they keep in mind the “dark sky” neighborhood. Keep lights low out of eyes of drivers or walkers enjoying the evening sky and not flooding the entire front of the house.

**Pool Committee:** Given by Eric Egan. Eric noted that the committee met last week and are reviewing the pool rules in light of the new key fob entry system. The hours of use are also being reviewed.

**Social Committee:** Given by Betsy Glover: Betsy reported a successful year for the committee activities to date culminating with the Gingerbread House decorating party to be held on December 5<sup>th</sup>. The Committee is also looking for ideas for events for seniors.

**Public Improvements Committee:** Given by Bob Schellenberg. Bob reported that the Committee is on track for the restoration project. The Board has signed the contract for \$15,000 for an assessment of the center. The Committee is in the process of hiring specialists to assess the current conditions of the center. Bids are being requested for additional clean-up work at the upper courts. There will be various meetings to let the community know what the progress is.

**UNFINISHED BUSINESS: Comcast Update:** Eric Egan reported that the Comcast event was successful with various residents attending throughout the day. Comcast has installed Wi-Fi and video service to the office and clubhouse. They are on schedule to have the neighborhood complete by December 31<sup>st</sup>.

**Swim Team Contract:** Maggie reported that the swim team contract has been completed and signed for the September 2014 – 2015 year.

**NEW BUSINESS: 2015 Budget: Motion:** Having discussed the budget under the Treasurer’s Report, Doug moved to accept the revised 2015 budget as presented by the Finance Committee. It was seconded by Greg Stilson and unanimously approved.

**Upper Court Water Fountain:** One of the upper courts’ water fountains has been repaired temporarily but the plumber has determined that it is beyond proper repair. It was determined that no further work would be done to that one. At some point in the future it may need to be replaced or abandoned.

**County Scenic Roadway:** The Board had asked Joy Dahlgren, retired transportation researcher, to research the pros and cons of naming Lucas Valley Road a County Scenic Roadway (as opposed to a State Scenic Highway). Joy reported that the County has many regulations regarding views but not many that affect views from roadways. It will not preclude any development but may help with preserving views such as was done by Skywalker and Big Rock ranches. Also, being a scenic road may help in qualifying for and receiving creek restoration grants. In addition, it may help in getting rid of above ground wiring and prevent large communications towers along the road which she felt were a real possibility in the future.

The County would inspect the road every three years and it can be rescinded at any time. There would be a small poppy sign at the beginning and end of the road. It is not expected to generate any more traffic as the road is already known as a way to get to West Marin and it would not be designated on maps and would not be promoted.

In Joy's research she found that there were 29 Counties with scenic roads and there have been no complaints and none have been renegeed.

Joy felt that this would be a nice thing to do and it would help preserve the unspoiled road. She found no cons whatsoever.

The homeowner who opposes the designation feels that it will put too many restrictions on those already living on Lucas Valley Road and that it will be on TV shows thereby creating an increase in traffic. He wants a rebuttal published in the newsletter.

Another homeowner suggested that any possible increase in traffic would be far less than what would have been created by the Grady Ranch project.

Joy felt that this would be a nice thing to do and it would help preserve the unspoiled road. She found no cons whatsoever. She said the County Supervisors would publish the rules and have public hearings before voting on it.

Marinwood CSD, The Sierra Club, Lucas Valley Estates, and Mont Marin all support the designation.

Greg Kamman stated that this should be voted on sooner than later rather than dragged on for months.

**Motion:** Greg Kamman moved that the LVHA Board write a letter to the County to pursue the designation of Lucas Valley Road as a County scenic roadway. Motion died for lack of second. Maggie McCann noted that she is disappointed that there was no second but they will allow more time for discussion and schedule the vote for another meeting.

**Committee Applications:** Stan Witherspoon has applied to be on the Public Improvement Committee. **Motion:** Doug Charlton moved to appoint Stan Witherspoon to the Committee as a non-voting member. It was seconded by Greg Kamman and unanimously approved.

**Adjournment:** The meeting was adjourned at 9:00 PM.