

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

January 20, 2014

Meeting Called to Order: 7:30 PM.

**PRESENT WERE:** Maggie McCann, Bob Schellenberg, Dale Miller, Greg Kamman and Greg Stilson.

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

**APPROVAL OF MINUTES: Motion:** Dale Miller moved to approve the minutes of the November 20, 2013 Board of Directors meeting. The motion was seconded by Greg Stilson and unanimously approved.

**Motion:** Dale Miller moved to approve the minutes of the December 24, 2013 Emergency Executive meeting. The motion was seconded by Bob Schellenberg and unanimously approved.

**OFFICE MANAGER'S REPORT. Community Center:** The Social Committee will be holding a Meet and Greet event on February 9<sup>th</sup> from 4 to 6pm for new homeowners. Sunday, January 26<sup>th</sup> there will be a Bunco For A Cure fundraising event here for breast cancer awareness & research. It is tax deductible. **Office:** The office is happily operating with the new computer. First quarter dues are due by January 31<sup>st</sup>. If you would like to pay the year in full, as many owners are doing now, please feel free to do so. I am in the process of preparing the Fed and State annual payroll reports, 1099s, and W2s. They will be mailed out by the 31<sup>st</sup>. **Pool News:** The office has received a bid for new pool covers which will be discussed later and the Pool Committee is looking into cubbies and mats for the restrooms.

The Pool cover company came out and did an assessment of the covers and reels. They changed all the tabs on the roller because it was being used incorrectly which was causing them to break off. Reminders went out to those using the covers.

After significant crumbling of some of the steps near the girls' restroom they have been jackhammered out and new steps poured. The concrete should be cured and ready to use by next week. **Tennis Courts:** The upper court drainage project should be completed within the next week or two. They ran into some problems with bedrock therefore are having to resort to jackhammering. **Landscape:** A backflow device froze and split at the upper courts last month. This was replaced by our gardeners, Farias Garden Service. **Miscellaneous:** Homes that have sold since the November meeting are: 101 El Capitan, 70 Mt. Rainier Dr., 2 Mt. Darwin Ct.

**PRESIDENT'S REPORT:** Given by Greg Kamman. Greg thanked the Jacobs family for the Holiday Tree Lighting event which was enjoyed by so many in the valley. Greg noted that the Board had several items to attend to over the holidays that were somewhat of emergencies. One being the steps near the pool that needed immediate repair and another being the drainage project at the upper courts that required some change orders.

**TREASURER'S REPORT:** Given by Bob Schellenberg. Bob reported that the Finance Committee recommends moving some reserve funds to another institution so as to remain below the FDIC insured amount. In discussing the budget and in particular the Cable TV budget the Finance Committee also recommends to the Board that LVHA pay for the telephone at the head end building as it is needed to send alerts when the temperature goes beyond the optimum level. Dale reported that LVC stated they did

not need the phone line. Janice noted that they may have meant the phone line for the T1 line that was removed some time ago. Greg Stilson will call Herb Drake.

**ITEMS FROM HOMEOWNERS:** Vic Reizman reminded homeowners to call USA North at 811 before digging in your yard. The utilities will come out and mark all the lines on your property free of charge. LVHA is a member of USA North.

**COMMITTEE REPORTS: Swim Team.** Given by Greg Stilson. Greg stated that the Masters swim group would like to add another day to the swim schedule. Maggie noted that she would like the Swim Team to provide the Masters roster showing the number of non-homeowner swimmers in the group. The contract was originally for three days, then a fourth day was added. The Board feels there should be an extra charge if more days are added. Greg Stilson will discuss with the group the additional fee needed based on the percentage of additional time to be added.

**Social Committee:** Maggie McCann noted the Social Committee would like LVHA to purchase three of Michael Murphy's prints to display in the community center hall to commemorate the 50<sup>th</sup> anniversary of the HOA.

**Motion:** Maggie McCann moved that the Board approve \$1500 for the purchase of three Michael Murphy prints most iconic and representative of mid-century modern architecture provided that they can be secured permanently to the walls. It was seconded by Bob Schellenberg and unanimously approved.

**UNFINISHED BUSINESS: Mt. Darwin Island:** Bob Schellenberg reported that the County will not remove the island at Mt. Darwin. The County, after contacting various agencies, determined that the trees are not a danger and that with some pruning of dead branches, some minor adjustments in the dimensions of the island and new curbing will bring it up to standard. The work will be completed in March.

**Equestrian Committee:** Given by Dale Miller. Dale reported that a large section of fence was destroyed by one of the horses at the pasture and had to be repaired

**NEW BUSINESS: Concrete Steps by Pool.** It was reported that the smaller set of concrete steps by the pool had to be replaced as some of them had crumbled. The work was completed at a cost of \$2700 by Rivas Concrete.

**Owl Boxes.** Dale Miller reported that a dead owl had been found in Lucas Valley after having eaten a poisoned rodent. The Association currently has seven boxes distributed around the valley and there are a few private ones. He stated that LVHA may want to establish a policy whereby they pay for a certain number of owl boxes to be installed on private property. Hungry Owl has asked to make a presentation to the community. For a \$200 donation we can acquire them on short notice. This will be scheduled soon on a day when children can attend.

**Dog Waste Container:** A homeowner has requested that a dog waste container similar to the ones at open space be installed at Mt. Burney. The Board would like to see a petition from the other neighbors in the area. Janice will contact the homeowner.

**Pool Covers: Motion:** Maggie McCann moved that the Board approve an expenditure of \$6,555 for new pool covers with reinforcements and covered steel handles. It was seconded by Bob Schellenberg and unanimously approved.

**Farias Garden Service Contract: Motion:** Maggie McCann moved that the Board approve the contract with Farias Garden Service for \$1975 per month for eight visits. Extra days will require an extra charge. In addition, organic compost tea is an extra \$500 per application and is an optional service. It was seconded by Bob Schellenberg and unanimously approved.

**Website Upgrade:** The Board has received a bid from Mary Higgins to upgrade the website. Dale Miller stated that it was necessary to determine what the association wants to do with the website and what features it would like. He noted that the Cable TV and Internet Committee would need volunteers to write the scope of assignment needed in the upgrade. An ad will be posted on the LVHA website and Big Tent for volunteers.

**Adjournment of Board Meeting:** The meeting was adjourned at 8:45 PM.