

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

February 26, 2014

Meeting Called to Order: 7:35 PM.

**PRESENT WERE:** Maggie McCann, Bob Schellenberg, Dale Miller, Greg Kamman. Greg Stilson arrived at 8:30pm.

**APPROVAL OF AGENDA:** Maggie McCann moved to approve the agenda. It was seconded by Bob Schellenberg and unanimously approved.

**APPROVAL OF MINUTES: Motion:** Dale Miller moved to approve the minutes of the January 15, 2014 Board of Directors meeting. The motion was seconded by Bob Schellenberg and unanimously approved. **Motion:** Bob Schellenberg moved to approve the minutes of the Executive meeting of February 6, 2014. The motion was seconded by Dale Miller and unanimously approved.

**OFFICE MANAGER'S REPORT. Community Center:** Thank you to the Social Committee for the Meet and Greet event on February 9<sup>th</sup>. It was a very nice event that was appreciated by all those who attended and we thank you. **Office:** Receivables in great shape. Many homeowners have chosen to pay the year in full in advance. The hand rails for the new steps near the restroom should be installed early next week. The back flow devices have been tested and all passed. One had a leak but just needed to be tightened up. The roof over the hall has a leak and there are two in the office. A roofing contractor is scheduled next week to give us an estimate. Additional roofers will be contacted for estimates. Our handyman, Larry Higgins has taken a full time job elsewhere. Chuck Powers has offered to take the position. Three Board of Directors positions are up for re-election. Bob and Maggie are re-running. Dale Miller may "possibly" rerun. We need volunteers so please consider running for a position on the board. Candidates' statements are due by March 19<sup>th</sup>. **Pool News:** New pool covers were purchased for \$7,100 and are in place. New steps by the restroom have been completed and are in use. **Tennis Courts:** The upper court drainage project should be completed this week. **Landscape:** Farias Garden Service reported this past Monday that Solcom had cut a water line to the sprinklers in the lawn at Mt. Tallac. This would have happened last week when they were working on that street. It was reported to Solcom and Comcast and they located the break and repaired it on Tuesday. **Miscellaneous:** Homes that have sold since the January meeting are: 26 Oak Mountain, and 312 Mt. Shasta in escrow.

**PRESIDENT'S REPORT:** Given by Greg Kamman. Damon Connolly will be running for Supervisor. Greg asked for comments on whether or not the community should provide the hall as a venue for him and/or other candidates to address the community. Most felt that it should be done at a time other than a board meeting and that other candidates should be invited. Another comment was that we should be on good relations with whomever is going to be supervisor.

**TREASURER'S REPORT:** Given by Bob Schellenberg. Bob reported revenue and expenses are tracking fine for the first month of the year. He also noted that the Finance Committee recommends moving \$150,000 out of Union Bank as prudent fiscal policy to not have over \$250,000 in any one institution – the amount covered by the FDIC.

**Motion:** Bob Schellenberg moved that the Board approve purchasing a CD for \$75,000 at Bank of the West for 9 months and a CD for \$75,000 at U. S. Bank for 19 months. It was seconded by Maggie McCann and unanimously approved.

Dale Miller stated that the LVHA Board of Directors is responsible for ensuring that the Association's tax returns are filed and that there was no record of the Association signing an engagement letter with a CPA to prepare the 2013 tax returns for LVHA. **Motion:** Maggie McCann moved that the Board sign an engagement letter with the CPA used for the past several years if one is not on file. Motion failed for lack of second.

**ITEMS FROM HOMEOWNERS:** A homeowner asked how the remodel project was coming. Greg Kamman explained that it had lost steam and that Committee had lost members so the Board is looking for more volunteers for the Public Improvement Committee.

Former ARC member, Terry Bremer spoke to the audience detailing her work on the committee over the years. Greg Kamman thanked Terry for all the years of hard and voluminous work.

**COMMITTEE REPORTS: None.**

**UNFINISHED BUSINESS: Report on Board of Directors Executive Session:** Greg Kamman reported that two motions were passed in the Executive Session of Feb 6<sup>th</sup>. One was a motion to offer to modify the LVST contract to allow Masters swim group to use the pool an additional morning (Wednesday) for an increase in the monthly fee of \$80 beginning February 2014. The vote was unanimous.

The second motion was a motion in which the Board excused Terry Bremer from the ARC. The vote was four affirmative and Bob Schellenberg voted no.

**Motion:** Dale Miller moved that the actions of the Board at the Executive meeting of February 6<sup>th</sup>, 2014 be ratified. It was seconded by Maggie McCann and unanimously approved.

Greg Stilson arrived at 8:30 PM.

**Artwork for the CC:** At the January meeting the Board approved the purchase of three prints from Michael Murphy up to \$1500 to commemorate the 50<sup>th</sup> anniversary of the HOA. The three prints came to \$1240 and Michael Murphy said he would provide the fourth print for the difference.

**Motion:** Maggie McCann moved that the Board approve purchase of the fourth print staying within the original \$1500 budget. It was seconded by Bob Schellenberg and unanimously approved.

**Rodent Control – Hungry Owl Presentation:** Dale Miller noted that Hungry Owl Project would like to make a presentation to the community regarding owls. They would like a donation of \$200. **Motion:** Dale Miller moved that the Board approve the donation of \$200 to Wildcare/Hungry Owl Project and allow them to use the community center for the presentation on March 22, 2014. It was seconded by Maggie McCann and unanimously approved.

**LVHA Website:** The Board has been asked to make some changes to the website such as making certain pages viewable to only LVHA members. The Board is asking for volunteers for the Cable TV and Internet Committee. No other action was taken.

**NEW BUSINESS:**

**Handyman: Motion:** Maggie McCann moved that the Board employ Chuck Powers as the handyman for the community center pursuant to receiving a copy of his license. It was seconded by Bob Schellenberg and unanimously approved.

**Committee Member Applications:** Brett Moyer has applied to be on the ARC. He is an architect and new to the community. **Motion:** Maggie McCann moved that Brett Moyer be appointed to the ARC. It was seconded by Bob Schellenberg and unanimously approved.

**Marinwood Use of Pool for Lifeguard Class:** Marinwood CSD would like to use the LVHA pool to hold Lifeguard classes this spring as their pool is booked. They have offered priority and a discount to teenagers from LVHA who sign up. **Motion:** Maggie McCann moved that the Board and possibly Pool Committee look into Marinwood CSD using the LVHA pool for lifeguard classes as long as it does not interfere with the LV Swim Team. It was seconded by Bob Schellenberg and unanimously approved.

**Rules for Horse Owners: Not discussed.**

**Horse Pasture Lease: Not discussed.**

**Horse pasture availability:** There was some question about whether or not a pasture was available for rent and whether or not to announce it's availability to the community. There is a pasture available but it is in need of fence work. It could be put into use with a 60 day lead time.

**Board of Directors Meeting Agenda Protocol:** Greg Kamman explained that in the past the agenda was posted in various sites; the Valley Vibration, channel 8, the website and Big Tent. It is posted in a simple list form with a phrase describing the topic to be discussed. The agenda in the *Valley Vibration* is not usually complete because items are added as the month progresses. There was discussion as to whether or not to explain each item in several sentences or continue the list form and whose responsibility it is to finalize the agenda. It was decided that it was up to the President.

**Comcast Update to Community in Vibration:** This issue is addressed under BOD Meeting Agenda protocol.

**Adjournment of Board Meeting:** Greg Stilson moved that the meeting be adjourned. It was seconded by Maggie McCann and unanimously approved.