

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

January 16, 2013

**Meeting Called to Order:** 7:30 PM.

**Present were:** Maggie McCann, Dale Miller, Bob Schellenberg and Greg Stilson. Absent Greg Kamman.

**Approval of Agenda:** Dale Miller moved to approve the agenda. It was seconded by Bob Schellenberg and unanimously approved.

**Approval of Minutes:** Dale Miller moved to approve the minutes of the Nov 13, 2012 Board of Directors Meeting. It was seconded by Bob Schellenberg and unanimously approved. The minutes of the Executive Session of Oct 17, 2012 were not available at this time.

**Office Manager's Report: Community Center:** The ARC has planned a 3<sup>rd</sup> event celebrating the 50<sup>th</sup> year anniversary of the HOA. It is tentatively scheduled for Friday, March 1<sup>st</sup>, 6 – 8 PM. The presentation will be by Architectural photographer Leslie Williamson, based on her book, "Handcrafted Modern" in which many mid-century designers and homes are featured.

This Sunday (Jan. 20<sup>th</sup>) there is an article in the SF Chronicle about Upper Lucas Valley Eichlers. The story angle being about the community being a haven for creative individuals.

A leak was discovered this morning in the water fountain. The handyman is going to take it apart and have a look at it. The freeze may have damaged a tube or seal in it.

We have also noticed that the floor in the ladies room is often wet under the sink which indicates a leak in the wall behind the water fountain. Larry will cut a section out of the wall in order to determine where it is coming from.

**Pool News:** The pool covers are wearing out therefore LVHA should plan on an expenditure of about \$8000 in the next year for new covers. We are also having trouble with the third heater. The Association may have to purchase a new one before next winter – another \$8000.

**Landscape:** Farias Gardening service has submitted a plan for xeriscape landscaping at the islands at Mt. Muir and Mt. Shasta. Bob Schellenberg will discuss this further under Unfinished Business.

**Homes Sold:** 229 Mt. Shasta and 26 Mt. Whitney both sold in November. 25 Zephyr and 77 Pikes Peak both sold in December.

**Office:** Association Reserves, the company LVHA uses for the Reserve Study has awarded LVHA a Certificate of Recognition for being "strongly" funded, stating that "having a strong reserve fund is a tribute to the excellent financial administration of its management team and board of directors". So congratulations are in order to the Finance Committee and to the Board Members.

**President's Report:** Given by Greg Stilson. None.

**Treasurer's Report:** None. Although Dale Miller noted that the Board should not sign the engagement letter with the CPA this year. He said that the current CPA has made some errors in the past and correction took more than a month. The Board will look into it.

**Items from Homeowners:** Shelley Munson encouraged the Board to follow through with the County to set up infrastructure for a response when storms hit such as who to call to clear storm drains in an emergency or if a situation is about to become an emergency. Greg Stilson explained

that he had conferred with Clarissa Daniels, Deputy County Administrator and will continue to work with her.

**Committee Reports: Pool Committee:** Given by Maggie McCann. Maggie noted that Bill Jordan was the new Pool Committee chairperson. Also that LVHA would soon be looking for lifeguards for the summer.

**Tennis Committee: Motion:** Dale Miller moved to approve the new tennis contract with Marinwood CSD to use LVHA courts from Feb 4<sup>th</sup> – May 6<sup>th</sup> for lessons. It was seconded by Bob Schellenberg and unanimously approved.

**Unfinished Business:**

**Islands:** Bob Schellenberg gave an update on the islands, most specifically the one at Mt. Muir. Bob reiterated that these islands were known as “orphans” and that the County was not against LVHA doing some improvements to them. They requested that LVHA run whatever it is by them first. The consensus is that whatever is done has to be maintenance free and require no water. Bob explained that he has received a drawing and bid from Farias Gardening Service for cobblestones and trees in the Mt. Muir island. And he is working with the ARC on the issue but would like to meet with all parties interested so that everyone is on the same page and understands that there is *no* irrigation. Dale Miller moved that the PIC be asked to review the plans. Greg Stilson stated that he did not think a motion was necessary because they would be included.

A couple people from the audience weighed in on the subject stating that the cobblestones should be cemented in and/or that the trees wouldn't grow without irrigation.

On another note: Vic Reizman thanked Bob Schellenberg for voluntarily sanding and painting the rails on the Mt. Shasta bridge and the Mt. McKinley bridge. They had become painted over with graffiti. Greg Stilson agreed wholeheartedly.

**New Business: Applications to Cable TV and Internet Committee:** The Board received two applications to the Committee. **Motion:** Dale Miller moved to appoint Michael Teper to the Cable TV and Internet Committee for a period of two years. It was seconded by Maggie McCann and unanimously approved.

**Motion:** Bob Schellenberg moved to appoint Vernon Smith to the Cable TV and Internet Committee for a period of two years. It was seconded by Dale Miller and unanimously approved. There was some question about the terms of appointees being new. It was explained that it was a new practice and that it was probably a good idea to re-paper all members of committees.

**Lucas Valley Road as a Scenic Highway:** Greg Stilson explained that although the previous Board endorsed the designation of Lucas Valley Road as a scenic highway, additional questions have come up that should be considered. It may mean that the State would be the overseer of the road. He did not believe the County Supervisors were in favor of it. There are many questions that have not been definitively answered including the affect on the view shed and the use of bill boards. He did not believe it would affect the Extenet cell phone poles. It may also affect creek restoration. Dale Miller said we need to know more before re-upping LVHA support. Greg Stilson agreed more research needs to be done before we can say what impact the designation would have and he offered to contact the County for more information.

**Swim Team Contract:** Greg Stilson noted that the Board met in executive session to rewrite the swim team contract and that Maggie would provide it to the swim team for their review and signature. Bill Jordan, member of the Swim Team Board noted that registration for the team has begun.

**Adjournment of Board Meeting:** The meeting was adjourned at 8:27 PM.

