

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

February 20, 2013

**Meeting Called to Order:** 7:35 PM.

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

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

**Approval of Minutes:** Bob Schellenberg moved to approve the minutes of the Jan. 16, 2013 Board of Directors Meeting. It was seconded by Dale Miller and unanimously approved. The minutes of the Executive Session of Oct 17, 2012 or January 14, 2013 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 scheduled for Friday, March 1st. 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. The Taco Guys will return by popular demand and will be selling their gourmet tacos.

Mark your calendars for April 26<sup>th</sup> – the Lucas Valley Chamber Orchestra will give another concert for the benefit of the community. **Pool News:** The pool heaters temporarily gave out last week. Apparently, according to our Pool Repair Service these newer models are much more sensitive due to the stricter California emissions codes. He replaced the air filters and gravel kits which is part of the annual maintenance.

**Miscellaneous:** What we thought was a leak in the wall under the sinks in the ladies room has turned out not to be a leak but rather water sitting in the corner due to the slope of the floor. Larry Higgins, our handyman is working on leveling the concrete and patching up the wall. He has also grouted some areas around the shower that was allowing water to go under the wall into the toilet stall area.

A huge thank you to Bob Schellenberg who has single handedly painted the entire building inside and out. He has also repaired many of the expansion joints around the pool and Larry is working on repairing the long bench around the deck, both of which had become dangerous. **Homes Sold:** January - 18 Mt. Foraker.

**President's Report:** Given by Greg Stilson. Greg noted that at last month's meeting Dale had requested that the board look into changing CPAs as the current CPA had made some errors which were then corrected. The Finance Committee has a meeting scheduled to discuss the issue and will advise the Board.

**Treasurer's Report:** Given by Greg Kamman. Greg noted one correction on the P & L that was needed. The \$3100 listed as income from LVST should be under "income from SAM". Everything else looks to be in good order for the first month of the year.

**Items from Homeowners:** Steve Rule requested that the Board include the hours that the masters would like to use the pool on the Swim Team contract. They are currently under the auspices of the winter team run by Eric Whitten but he will no longer be running that program. Steve stated that there were about 15 – 20 people in the Masters with about half being homeowners. Greg Stilson explained that he would like to get the swim team contract solidified and then consider the Masters. It will be discussed further under "Unfinished Business".

A homeowner brought up the issue of the high density housing proposed for the valley including at Grady Ranch; stating that the County is considering rezoning the Grady Ranch from 1 unit per acre to 30 or more units per acre. Several members of the audience were very concerned about

the effect this would have on Dixie School, mainly because of the increase in students but with low property taxes. They asked what the best way to influence the County would be. The Board stated that the Zoning and Planning Committee could be revived and if any members wish to submit an application they will be considered at the next meeting. A petition and letters to the County were suggested.

**Committee Reports: ARC Committee:** Given by Bob Schellenberg. Bob noted that the ARC approved the Board's request to do some landscaping of the Mt. Muir Island with the understanding that there is no water for LVHA's use. The islands are owned by the County but they do not maintain them. They are known as orphans. However, the County has given LVHA permission to make these one time improvements. Several landscapers have suggested native oak trees to be best for this location given the lack of water or maintenance.

The ARC also approved painting the inside and out of the community center the same colors as it is currently.

**Horseowners Committee:** Given by Bob Schellenberg. The Board had requested that the committee take a fresh look at their horse pasture lease and contract to see if there were any changes warranted. Tad Jacobs reported back to Bob that there is no need for revisions at this time.

**Cable TV and Internet Committee:** Submitted by Dale Miller. Tim Irish, Chair of the LVHA TV and Internet Committee, convened a meeting on February 7, 2013. Committee members Michael Teper and Vernon Smith were present along with LVHA Board Liaison Dale Miller, former committee chair, John Applegarth and Comcast representative Tim LaMantia.

Tim LaMantia described Comcast's project to determine if it is economically feasible for Comcast to provide high-speed Internet and television service to the LVHA community. If Comcast were to provide services, Comcast would install its own system completely separate from LVHA's cable since LVHA's cable does not meet modern standards and is inadequate for use by Comcast. A report from Comcast is expected within the next few weeks.

John Applegarth briefed the committee on the activities of the TV and Internet committee during the past few years.

The committee is requesting a proposal from Lucas Valley Cable for use of the LVHA cable system when the current contract expires in October 2013.

The committee is also requesting approval from the LVHA Board of Directors to contact David Feingold to obtain a legal opinion and clarification of the terms of the CC&Rs with request to LVHA's obligations for TV services.

**Motion:** Dale Miller moved that the Cable TV and Internet Committee be given approval to meet with David Feingold regarding the CC&Rs not to exceed \$1500 in services. It was seconded by Bob Schellenberg and unanimously approved.

**PIC Committee:** Given by Greg Kamman. Greg stressed the importance of distributing the proposed landscape and hardscape remodel plans out to all members of the community for their review, questions and preferences. He suggested that each homeowner be asked what is most important to them. Suggested methods of communication were the website, Big Tent, the Valley Vibration and delivery to each home.

Ron Marinoff suggested that the upper courts take priority due to the drainage problem possibly causing permanent damage.

**Motion:** Bob Schellenberg moved that the PIC be given approval to finish the design development for the upper and lower courts so that it can be placed out to bid. It was seconded by Greg Kamman and unanimously approved.

**Unfinished Business: Lucas Valley Road as a Scenic Highway:** The issue of whether or not to have Lucas Valley Road designated as a scenic highway was dropped by the County.

**Swim Team Contract:** Greg Stilson suggested amending the Swim Team contract as written: Add hours: ST to have use of pool Saturday mornings from 8 – 10:30 for practice or lessons.

Paragraph 11 - to adjust the fee ST pays for any pool closure lasting 3 days or longer.

Masters: Give ST pool on Tuesday and Thursday mornings from 5:30 – 6:30 am and Saturday from 7 – 8 am for Masters practice. Greg Stilson passed the gavel to Bob Schellenberg temporarily so that he himself could make a motion.

**Motion:** Greg Stilson moved that ST be given use of pool Saturday mornings from 8 – 10:30 for practice or lessons and that Paragraph 11 of contract be changed to state that the fee ST pays for any pool closure lasting 3 days or longer be adjusted and that ST have use of the pool on Tuesday and Thursday mornings from 5:30 – 6:30 am and Saturday from 7 – 8 am for Masters practice.

Dale Miller stated that he was not opposed to the Master Program using the pool, but he recommended that the swim team contract that had been developed jointly by the board and the swim team after considerable negotiation be approved so that the swim team could begin practice as scheduled and that the Masters proposal for pool use be considered after various questions were answered; such as who would be the responsible party for opening and closing the pool, who would be paying the fee and would they have the same insurance as is required of ST.

The motion was seconded by Greg Kamman and approved by Bob Schellenberg. Dale Miller opposed. Bob Schellenberg relinquished the chair.

**New Business: Appoint New Committee Members.** Several committee member applications were submitted.

**Motion:** Dale Miller moved that Beth Reizman be appointed to the Pool Committee for a period of two years. It was seconded by Greg Kamman and unanimously approved.

**Motion:** Dale Miller moved that Maryanne Glickman be appointed to the Watershed Committee for a period of two years. It was seconded by Bob Schellenberg and unanimously approved.

**Motion:** Dale Miller moved that Ron Marinoff be re-appointed to the Finance Committee for a period of two years. It was seconded by Bob Schellenberg and unanimously approved.

**Motion:** Dale Miller moved that Van Athanasakos be appointed to the Finance Committee for a period of two years. It was seconded by Bob Schellenberg and unanimously approved.

**County Proposed Revisions to General Plan Creek Setback Ordinance.** Greg Kamman briefed the board on these proposed changes that the County is fast tracking. Homeowners should be vigilant of these coming changes as it will affect those living along the creeks. It will affect structures, setbacks, fences, decks, platforms, paths and vegetation removal. There will be a public hearing and the Board of Supervisors will vote on it. An Open House will be on Thursday, March 14<sup>th</sup> in Planning Commission Chambers.

On another note: The Corps of Engineers are redoing the flood plain map. The FEMA maps had various errors.

**Adjournment of Board Meeting:** The meeting was adjourned at 9:25 PM.