

Minutes of the LVHA Board Meeting

March 19, 2014

Meeting Called to Order: 7:30 PM.

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

APPROVAL OF AGENDA: Greg Stilson moved to approve the agenda. It was seconded by Maggie McCann and unanimously approved.

APPROVAL OF MINUTES: Dale Miller noted that the minutes of the February 26, 2014 meeting should mirror the wording in the February 6, 2014 Executive Session minutes in regards to report of the executive session. The Executive Session minutes state that "Terry Bremer be removed from the ARC immediately" not "excused" as stated in the BoD minutes. **Motion:** Greg Stilson moved to approve the minutes of the February 26, 2014 Board of Directors meeting with the correction. The motion was seconded by Dale Miller and unanimously approved.

OFFICE MANAGER'S REPORT: Community Center: The hand rails for the steps near the restroom and wading pool have been installed. **Office:** Receivables in excellent shape. We have less than one percent who are overdue 90 days or more. Unheard of in this business. Second quarter statements will be sent out next week. **Tennis Courts:** The upper courts' drainage project is complete. **Landscape:** In preparation for spring Farias Garden Service made repairs and upgrades to sprinkler heads at various locations including the lower and upper courts, memorial park and the areas around the pool. **Miscellaneous:** Homes that have sold since the February meeting are: 26 Oak Mountain Court and 33 Mt. Whitney Drive.

PRESIDENT'S REPORT: Given by Greg Kamman. Greg expressed his condolences on the death of Catherine Munson who for 50 years was an icon in the Eichler community. He noted that her memorial service would be held March 27th at the Marin Veterans' Memorial Auditorium. In lieu of flowers donations should be sent to Project Amigo, 14 Commercial Blvd., Suite 114, Novato, CA 94949. Greg reported that a group is lobbying Supervisor Susan Adams to have Lucas Valley Road designated a scenic highway. This may allow for access of State and Federal funds for maintenance and improvements. Board members and some in the audience had questions about increased traffic and wondered whether or not it would be designated on maps as a scenic highway.

TREASURER'S REPORT: Given by Bob Schellenberg. Bob reported all is well with the budget for the first two months of the year. One change was that the \$6,750 expensed for pasture fence repair would be moved to Reserves as pasture 8 fence replacement and capitalized.

ITEMS FROM HOMEOWNERS: Ron Marinoff thanked the Board for the informative Comcast article in the March newsletter.

Bob Schellenberg noted that he would like to see the Board create a plaque or some other form of a tribute to Catherine Munson. He noted that he had received a similar request from a homeowner.

Motion: Dale Miller moved that a committee be appointed to recommend an appropriate tribute to Catherine Munson. The motion was seconded by Bob Schellenberg and unanimously carried. Bob Schellenberg and Greg Stilson as co-liaisons volunteered to serve on the committee. The committee will be appointed at next month's meeting.

COMMITTEE REPORTS: Swim Team Committee: Given by Greg Stilson. Greg reported that the revised contract adding the extra day for Masters is in the process of being signed and should be complete by the end of the week.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Committee Member Applications: George Sarantakis submitted an application to be on the Social Committee. He is a long time resident of Lucas Valley. **Motion:** Dale Miller moved that George Sarantakis be appointed to the Social Committee. It was seconded by Bob Schellenberg and unanimously approved.

Non-Member Attendance at Meetings: Dale Miller stated that a recommendation from the ECHO seminar was that political candidates, prospective buyers, renters and other non-members should not be allowed to attend Board meetings. He noted that it could potentially cause problems for the HOA. Greg Stilson said that it had not been a problem in the past and saw no need to make that change. Bob Schellenberg stated that it did not promote inclusiveness and was appalled at the idea of excluding renters. No action was taken.

Horse Pasture Fences: A new homeowner is interested in renting the last pasture available. The Equestrian Committee will survey the fence in pasture 9 for safety and determine what work needs to be completed before renting it out. They will make a recommendation at the April meeting.

Horse Pasture Lease: Dale Miller explained that minor changes were made to the lease to clarify responsibilities for maintaining fences and gates. If the lessee damages the fence they are financially responsible. Fences are managed by LVHA and they are to be repaired to LVHA standards and LVHA has sole discretion as to what is normal wear and tear. **Motion:** Dale Miller moved that the revised lease be approved as changed. It was seconded by Greg Stilson and unanimously approved.

Horse Pasture Rules: Dale noted that the rules had been revised with input from the Equestrian Committee. One of the rules in question was #8 regarding handling of manure and the need to keep it 50 feet from streams. Board members expressed concern that if County code changed then the rules would have to be revised. They felt it better to remove that sentence since in the lease it states that they must follow County codes and that gives the specifics. **Motion:** Dale Miller moved that the revised rules be adopted with the correction to #8. It was seconded by Greg Stilson and unanimously approved.

The lessees will be sent new leases, new rules and the revised map to be signed and returned with the understanding that the new lease supersedes the old lease.

Maggie McCann requested that the meeting scheduled for April 16th be re-scheduled to April 23rd due to spring break. It was agreed.

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