

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

April 23, 2014

Meeting Called to Order: 7:30 PM.

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

**APPROVAL OF AGENDA:** Dale Miller moved to approve the agenda on the condition that the candidates' statements be moved to after the board meeting was completed. It was seconded by Greg Stilson and unanimously approved.

**APPROVAL OF MINUTES: Motion:** Greg Stilson moved to approve the minutes of the March 19, 2014 Board of Directors meeting. The motion was seconded by Maggie McCann and unanimously approved.

**OFFICE MANAGER'S REPORT: Community Center:** The LVHA handyman, Chuck Powers, will be making some small repairs in the fence near the tennis courts and the fence on the south side of the pool. He has installed four vents in the wading pool equipment shed to allow for ventilation. Bob Schellenberg installed wire to prevent the rats from nesting in there. **Office:** Homeowners' dues are due by April 30<sup>th</sup>. The Association is owed \$3035 from 43 Mt. Tallac Court. The owners were removed last year and the bank finally took ownership in November 2013. There has been a lien on the property since April 2012. In discussing the case with our attorney I learned that the lien follows the property. However, in this case since the bank foreclosed and is the first lien holder they are only responsible from when they took back the house and all other liens are wiped out. So unfortunately LVHA will not be able to collect on this debt. The CPA reported he will have the completed taxes and financial statements to us by month end. **Pool News:** The Pool Committee is interviewing guards this week. **Tennis Courts:** The Tennis Committee requested bids for resurfacing of the courts. They will be referred to the PIC. **Landscape:** Farias Garden Service repaired some boards sticking out along the sidewalk on Mt. Shasta towards Lucas Valley Road. They will also be replacing the plants that died this past winter at the lower tennis courts. **Miscellaneous:** Homes that have sold since the March meeting are: 190 Mt. Lassen, 34 Mt. Whitney Drive, 5 Mt. Foraker Court and 312 Mt. Shasta Drive.

**PRESIDENT'S REPORT:** Given by Greg Kamman. None.

**TREASURER'S REPORT:** Given by Bob Schellenberg. None. Dale Miller stated that the Financial Statements had to be mailed out to all members by April 30<sup>th</sup>. Greg Kamman referred this to the Legal Committee.

**ITEMS FROM HOMEOWNERS:** Joy Dahlgren asked if oak tree seedlings could be planted on the orphan corner at Lucas Valley Road and Mt. Shasta Drive. Greg Kamman explained that it belonged to the County and anything done to the property would have to go through them. Dale Miller reported that Supervisor Susan Adams has offered to host a community workshop to discuss maintenance of this lot and the various street islands in the community.

Various homeowners asked about Comcast's methods and progress in installing cable boxes, digging up streets and date of delivery of service expected. David Bremer commented that on his street there had been questions about where the cable was being installed – under the sidewalk or through yards. He has been in contact with the County, Comcast and Solcom regarding the issue. He found that any changes Solcom made to the original installation plan of laying the cable under the sidewalks would have to go through the County first. The County placed restrictions on digging up the street as it has recently been repaved.

**COMMITTEE REPORTS: Social Committee: Given by Debra Golden.** Debra reported that the Easter Egg Hunt was very successful and had grown to over 60 children. The Committee has also put together welcome bags for new homeowners that includes a bottle of wine, candy, local honey, map of open space and a calendar of events. They are also working with the Emergency Response Committee to update homeowner contact information. Dale Miller noted that the Board did not tell the Social Committee to collect this data as stated on the form that was included with the newsletter and that if the information is posted on the website as stated on the form, the information will not be secure.

**Pool Committee: Given by Margaret Nau.** Margaret reported that the Committee has been interviewing guards but that they are still in need of a head guard. They are looking into purchasing mats for the restroom floors and cubbies to store items. The Committee is exploring the idea of a card key entry system and security cameras for the pool with the idea that perhaps the pool could be used at specified times without a guard on duty. This would also

help control the trespassers. The Committee will research feasibility and cost and may provide the Board with a proposal at a later date.

**Tennis Committee: Given by Carlos Lamas.** Carlos thanked the Board for approving the drainage project at the upper courts, now finished. He asked if there were plans to repair the pathway that crumbled during the project due to the heavy equipment. It was explained that this was part of the larger remodel project to be considered at a later time.

**Zoning and Planning Committee:** Read by Greg Kamman for Meehyun Kurtzmann.

1. The housing element for 2014 – 2023 community outreach is going on as we speak. Interested parties should attend. For the LVHA community, the particular interest is with the Big Rock Deli, Creekside Office site and the field to the east of Rotary Village.
2. The Marin Community alliance legal challenge won a legal victory on March 28<sup>th</sup> when the County tried to dismiss the case. The judge disagreed with the County and the suit is ongoing.
3. There is a legal counsel change for MCA. Michael Graf, who won the CEQA lawsuit on the SPAWN case is representing the group.
4. LVHA must be mindful that LAFCO is looking at annexing LVHA with the Marinwood CSD. We should oppose that move and the Board should look at that ASAP.

**UNFINISHED BUSINESS: Horse Pasture Fence Repair.** There is a party interested in the one remaining available pasture. Dale Miller noted that the fence will be repaired when the lease and check are received.

**Ad-Hoc Tribute Committee:** The Board appointed homeowners to an Ad-Hoc Committee to explore the options for a tribute to Catherine Munson.

**Motion:** Dale Miller moved to appoint Ryan Freeborn to the Ad-Hoc Tribute Committee. It was seconded by Greg Stilson and unanimously approved.

**Motion:** Greg Stilson moved that Brian Bridges be appointed to the Ad-Hoc Tribute Committee. It was seconded by Maggie McCann and unanimously approved.

**Motion:** Greg Stilson moved that George Sarantakis be appointed to the Ad-Hoc Tribute Committee. It was seconded by Dale Miller and unanimously approved.

**NEW BUSINESS: Tennis Courts:** Carlos Lamas reported that he asked Vintage Contractors, Inc. to provide an estimate for work on the upper and lower courts. However, there was a misunderstanding as to exactly what was to be done so a revised estimate will be arriving shortly. It will then be referred to the Public Improvement and Finance Committees for review. **Motion:** Dale Miller moved that the Tennis Committee acquire multiple bids which will be referred to the PIC and Finance Committees who will then make a recommendation to the Board. It was seconded by Greg Stilson and unanimously approved.

**Committee Member Applications:** Various members applied to be on committees.

**Motion:** Dale Miller moved that Sharlene Moss be appointed to the ER Committee. It was seconded by Maggie McCann and unanimously approved.

**Motion:** Greg Stilson moved that Pam Witherspoon and Bob Schellenberg be appointed to the PI Committee. Motion died.

**Motion:** Dale Miller moved that Pam Witherspoon be appointed to the PI Committee. It was seconded by Greg Stilson and unanimously approved.

**Motion:** Greg Stilson moved that Bob Schellenberg be appointed to the PI Committee. It was seconded by Maggie McCann and approved three to one with Dale Miller opposed.

**Election Ballot:** Greg Kamman explained that the “Assignment of Membership Rights” form that went out with the ballot is no longer valid. This form allowed an owner to assign voting rights to the tenant residing on the owner’s property. The CC&Rs and By-Laws were rewritten in 2002 and this provision was not included in the revised By-Laws making the form invalid.

**Adjournment of Board Meeting:** The meeting was adjourned at 8:45 PM and the floor turned over to the candidates to speak.