

Draft Minutes of the LVHA Board Meeting

May 21, 2014

Meeting Called to Order: 7:30 PM.

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

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

APPROVAL OF MINUTES: Motion: Dale Miller moved to approve the minutes of the April 23, 2014 Board of Directors meeting. The motion was seconded by Bob Schellenberg and unanimously approved.

OFFICE MANAGER'S REPORT: Community Center: The first Friday night BBQ will be held on June 13th followed by the Lucas Valley Chamber Orchestra concert at 7:30pm. Our handyman, Chuck Powers, will be working to control the rats that still make the community center their home. The guard room in particular has been overrun with rats lately. **Office:** The Association will right off \$2,640 as bad debt on 43 Mt. Tallac. Even though there has been a lien on the property the bank which took over the property was not required to pay it. Other than that receivables are in excellent shape: less than 1% are overdue 90 days or more which represents less than 1% of total homeowners. There is a recent blog post on the Eichler Network site stating that LVHA's website is one of the best. **Pool News:** The Pool Committee has hired guards and will hold a lifeguard training class this weekend, May 24th & 25th at the LVHA pool. **Landscape:** Farias Garden Service has recently installed some irrigation and replaced plants that died in the freeze this past winter at the lower courts. They have also placed wood chips, donated by Treemasters, around the perimeter. They have scheduled cutting the fire breaks at the street ends for June. For those residents who live adjacent to open space please remember to schedule your required firebreaks. **Miscellaneous:** Homes that have sold since the April meeting are: 99 Pikes Peak Drive, 14 Mt. Rainier Court. A huge thank you to Betsy Glover for volunteering to do the shopping for the cakes and wine for this meeting and helping with setup.

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

TREASURER'S REPORT: Given by Bob Schellenberg. Bob reported that the finances were tracking as budgeted and there was nothing out of the ordinary to report.

UNFINISHED BUSINESS: Homeowner Access to Pool. Margaret Nau, chairperson of the Pool Committee earlier provided the Board with information and estimates on security cameras, a webcam, and a key card entry system to the pool with the hope that this will provide more access to the pool for members. For the last couple weeks the pool has been open during weekdays without a guard prior to swim team arriving and it has been very well received by mothers with small children and several elderly residents. The insurance company gave the go ahead as long as a sign stating "no lifeguard on duty – swim at your own risk" is posted. The agent explained that condominium and townhouse complexes have pools without guards and that the insurance company does not discriminate because of the size of the pool. Margaret explained that the key card system has the ability to be turned off at a certain time each evening and the key cards would be registered to each household. The cameras would provide security at night and the webcam would be useful to see what activity is taking place at the pool or to check on a child. The Board explained that they understand that there is great support for increased member access to the pool but had more questions. They asked the Pool Committee to write a detailed proposal of how the system would be administered. The Board has forwarded the Pool Policy, waiver, Pool Rules, sign language and new key card access plan to LVHA attorneys for review and incorporation into a new comprehensive Pool Policy. LVHA attorneys have stated they have experience in the preparation of such plans and will forward a draft document for BOD and Pool Committee review within 7- to 8-days.

Horse Pasture 7 New Lease. Dale Miller reported that pasture renter #7 submitted a new lease for the addition of a horse to their pasture. Motion: Dale Miller moved that the Board approve the new lease adding a horse to pasture 7 be accepted. It was seconded by Maggie McCann and unanimously approved.

Pasture #9 Fence Repair: Dale Miller reported that a lease was submitted for pasture #9 with checks for the required deposit, first quarters rent and insurance coverage. Dale reported that the pasture has not been rented in some time and the fence and gate need extensive repairs. He reported that there are three bids with the Farias Garden Service bid being the lowest at \$9,813.

Motion: Dale Miller moved that the Board accept the bid of Farias Garden Service to repair the fence and gate for \$9813. It was seconded by Bob Schellenberg. It passed 3 to 2 with Greg Stilson and Maggie McCann voting no.

Motion: Dale Miller moved the lease for Pasture 9 be approved on condition that the fence be repaired prior to moving in. It was seconded by Bob Schellenberg and unanimously approved.

NEW BUSINESS: Pool Rules Revision. Margaret Nau, chairperson of the Pool Committee explained that the sign posted at the pool states children must be accompanied by an adult if under age 14 but that the Rules document states age 10. The Committee is recommending that the age be changed back to 10 provided that the children pass a swim test as was done many years ago. However, during the times that there is no guard on duty a child must be age 16 or older to swim without an adult present. The Pool Rules and the Pool Guidelines will be brought together under one document. As indicated above, the Board has referred the documents to the HOA's attorney for advice.

TV Drop Cable Ownership and Comcast use of LVHA Cables: Greg Kamman reported that Comcast has been cutting LVC locks off the LVHA pedestals and using the LVHA cables to connect customers. They have also been telling people that they have acquired LVC.

Herb Drake explained that the cable was installed at the time the homes were built and that with the exception of the American Guild houses the cable was direct buried. When the cables need to be replaced, as many are degrading, LVC has been installing conduit first. LVC has a contract responsibility to keep the lines secure to prevent theft of signal by others.

LVC and LVHA have spoken with Comcast but they continue to break open the boxes in many cases breaking the hasp in addition to cutting the locks off. LVC has offered them keys but they do not respond.

Motion: Bob Schellenberg moved that the Board instruct legal counsel to send a cease and desist letter directing Comcast contractors to stop accessing the pedestal boxes and that the letter also be forwarded to their insurance carrier. It was seconded by Maggie McCann. It was approved 4 to 1 with Dale Miller voting no.

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

Motion: Maggie McCann moved that Nick Strada be appointed to the ER Committee. It was seconded by Greg Stilson and unanimously approved.

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

Motion: Maggie McCann moved that Mary Higgins be appointed to the Public Improvements Committee. It was seconded by Greg Stilson and unanimously approved.

Motion: Maggie McCann moved that Alison Kurth be appointed to the Social Committee. It was seconded by Greg Stilson and unanimously approved.

Adjournment of Board Meeting: The meeting was adjourned at 8:45 PM and turned over to the members for the annual meeting.