

## **Annual Meeting of Members**

May 21, 2014

The meeting was called to order at 8:45 pm.

**Approval of the Agenda of the Annual Meeting of Members of 2014:** Ron Rick moved to approve the agenda of the Annual Meeting of Members of 2014. It was seconded by Maggie McCann and unanimously approved.

**Approval of Minutes of the Annual Meeting of Members of 2013:** Vic Reizman moved to approve the minutes of the Annual Meeting of Members of 2013. It was seconded by Ron Rick and unanimously approved.

### **Committee Reports:**

**Pool Committee:** Submitted and given by Margaret Nau.

This past year the LVHA pool saw the LV Lightning swim team run a winter season along with two morning masters swim sessions. It seemed to be successful and economically viable. The Lightning has been able to train their athletes in the winter season, retaining them and increasing their competitive edge.

Cindy Pascarello, on the swim team Board, joined the Pool Committee as the swim team liaison to increase communication between LVHA and the Lightning swim team.

Pool rules were made uniform to reflect that swimmers must be 10 years of age to use pool without adult supervision and pass a swim test before entering the pool. We will be keeping the names of the children who pass the swim test in a binder and using a way to identify them.

For the swim season we have returning lifeguards and nine new guards. A training and orientation was done for new guards as well as a recertification for returning guards

Memorial Day the pool opened earlier from 12-7pm. Hours for the last day of school, Thurs. June 12th 1-7pm. Friday, June 13th open 1-8pm with a BBQ and symphony at 8pm in the community center. Sunday, June 29th the Social Committee will have a BBQ and family swim 2-6pm. We will be continuing our Friday night BBQ's on June 13th, every other Friday with the coals hot at 6pm. Regarding reserved pool parties, in the interest of getting party invitees out of the LVHA pool by 1pm, hosts are given the option to extend as early as 10am. We are will try to move our opening time this summer to 12pm when permitted with parties and swim team use.

There is a need for better communication to homeowners about when the pool is available to them. We have posted new signs. We are exploring using social media to send out an up-to-the minute calendar. We can also use our website for a calendar and for posting pool rules. The proposed future use of a webcam can give current conditions and hours.

We have increased homeowner access by opening the pool without a guard from 9:30am-3pm this Spring. Janice or a pool committee person has always been present and they must sign a waiver of liability. The users we have seen are young children with their caregivers either in the baby pool or in the big pool together. Also adult lap swimmers and a few older homeowners water walking. Our State Farm Insurance agent has furnished us with a written statement that no guards are required and that he recommends a secured entry. As part of increasing the homeowner access to the pool I have received three bids for a key card entry system with cameras and webcam. This will not only ensure security but will act as a deterrent for undesirable activity. The webcam will help homeowners connect with who is at the pool and what is going on.

We are looking into an ice cream freezer for the guard room with Three Twins Ice Cream. Mats and cubbies for the locker rooms are being investigated. New patio furniture that is uniform, of good quality and does not blow away in the wind is being researched.

German the pool cleaner informed me that the pool uses a lot of filters and he will soon need to order three sets (cost is \$1,500). He strongly encourages us to construct sand filters. He also says the deco seal at the edge of the pool needs to be replaced. I hope that the new Board will see that these are immediate needs and are included in the remodel plans for the community center with the next year.

Our community demographic has changed from young families with many children to older seniors, childless couples and families with less children. Many adults are working at home and can utilize the pool during the day when children are at school. Young children and their caregivers prefer to be at the pool before nap time and older adults would like a quiet time away from mobs of kids to water walk or sit by the pool. The Pool Committee would like to have the pool be more inclusive of our community by allowing greater access through a new secure gated entry and camera system.

**ER Committee:** Submitted and given by Kelby Jones.

**Current Committee Members** Kelby Jones – Chairperson, Betsy Glover, Mel Jung, Sharlene Moss, Fumio Shibata. Pending approval: Nick Strada, Shirley Young.

Board Liaison – Maggie McCann

#### **Accomplishments**

- Continued support for organization of Neighborhood Emergency Teams – 16 of 23 have some level of capability
- Configured (2) light duty pumps for pool and spa access suitable for fire protection
- Began development of a community communications plan
- Welcomed 2 new committee members (replacing two departed)
- Collaborated with Welcoming Committee to provide Emergency Information to new residents

#### **Goals for 5-2014/2015**

1. Organize a Neighborhood Emergency Team in each Neighborhood Block Area
2. Develop community emergency communications capabilities
3. Generate community interest and participation in emergency preparedness
4. Work with Marinwood Fire and neighboring communities to develop mutual aid capabilities
5. Maintain emergency supplies
6. Update and expand LVHA.org emergency response content

**ARC Committee Annual Report:** Submitted and given by Mark Neely. First, the ARC would like to thank Terry Bremer for her years of volunteer service to the committee. We appreciate her continued support and knowledge on historical ARC issues and any questions the committee has had about process and protocols.

The current ARC committee members are: Maida Brankman, Christine Garnett, Brett Moyer, Aaron Munter and Mark Neely.

The ARC would also like to thank community members Meehyun Kurtzman, Patrick O'Hare, and Christ Kamages for volunteering their professional knowledge and assisting the committee over the course of the year.

#### **IN THE PAST YEAR:**

Since the last annual meeting of members the ARC has processed nearly 100 homeowner applications. These applications have included such things as exterior paint, driveway replacements, solar installations, landscaping and tree maintenance, window replacements and larger, more extensive home

remodel projects. When necessary, we have also worked with the county on permitting issue as part of their own Design Review process.

Given the extensive Idylberry resurfacing project and Comcast installation-- the ARC has been involved with monitoring the visual impact of the work and advocating on behalf of homeowners with regard to issues related to front lawns and sidewalks. Terry Bremer, along with the PIC, worked diligently to keep information flowing from Comcast and their subcontractors about the many complex infrastructure improvements and box installations that have been effecting the community.

As part of those efforts the ARC was able to get Comcast to adjust certain access box positions and sizes and secure less noticeable dark green boxes and box lids.

We also worked with the County Planning Department and Susan Adams to alter a majority of the new curb corners to a more visually appealing (yet code-compliant) dark grey color, rather than the bold bright yellow they had initially begun to use, which tend to soil and look unpleasant quite quickly. However, due to state/fed law, curbs within the school zone were required to remain yellow.

#### GOALS FOR THE COMING YEAR

The ARC would like to update the application process by creating an online submission form. Overall this would provide greater efficiency, convenience to homeowners, and speed the application review times. Any printed plans/color chips, etc. could still be submitted at the office if needed, and would be indicated as such on the online form.

This approach would also make it much easier to cross-reference design details and will help the ARC share helpful information. We'll also work on updating the paint charts and make them easier to find online-- with visual images of homes that have similar colors and approved color combinations, etc.

The ARC will also be working on some education and outreach to the community about the design guidelines -- and how restoring/maintaining original design features can maximize home values. A mini-guide with helpful tips and suggestions for those homeowners with Eichler homes might also be in the works. We also will continue to write articles related to home/community maintenance for the Vibration.

The ARC will continue to work on compliance issues and do our best to work with homeowners on achieving those improvements.

We also have an idea to organize a community volunteer cleanup from time to time -- to assist those elderly homeowners who might find it difficult to maintain their front landscaping. Details will be forthcoming.

We have a wonderful, talented group of volunteers with extensive professional design/architectural knowledge and are always available to discuss and review any ideas homeowners may have with regard to the front/facades of their homes. Please don't hesitate to contact us for assistance.

**Finance Committee:** Submitted and given by Tom Egan.

The LVHA Finance Committee at the beginning of the year consisted of Tom Egan, Chair., Ron Mainoff, Roberta Miller and Van Athanasoks. In addition Janice Cunningham, Business Manager and Bob Schellenberg, Treasurer are also part of our group. During the year Roberta and Van resigned the Committee for various reasons and Dennis Ford joined the Committee in mid-year.

In addition to the regular responsibilities of the committee, which include:

- Preparation of the annual budget.
- Review of monthly financial statements.
- Reconciliation of monthly bank statements with the Business Manager
- Overseeing the investment of funds.
- Financial advisors to the Board of LVHA on financial matters.
- Overall review of the LVHA Accountant and end of the year financial statements.
- Coordination of the 3 year reserve study and determination of reserve levels for the association.

The Committee also developed a costing model for the LVHA pool, which provides members with an objective model as to what our Community pool costs each homeowner. The Committee also provided financing options to the Board for the upgrades proposed by the Public Improvement Committee to the Community Center.

The Committee continues to provide a valuable resource for the Community and looks forward to another productive year in 2014 – 2015.

**Cable TV and Internet Committee:** Submitted and given by Dale Miller. The committee was chaired by Tim Irish. Michael Teper and Vernon Smith served as members of the committee.

The agreement between Lucas Valley Homeowners Association and Lucas Valley Cable expired in October, 2013. The LVHA Board of Directors asked the TV and Internet Committee to negotiate a new agreement with LVC to provide the broadcast television channels to the members of the association free of charge and to maintain the cable system owned by the association.

The committee worked with LVC to develop a new one year contract between LVHA and LVC. In addition to providing for all members to receive the broadcast TV channels via the LVHA cable system if they so desire, the agreement grants LVC the right to use the cable system to offer other services to LVHA members for a fee.

As board liaison to the committee, I would like to thank Tim, Vernon, and Michael for the many hours of effort they spent working on developing the new contract with LVC.

**Public Improvement Committee:** Submitted and given by Dale Miller. During 2013 - 2014 the LVHA Public Improvements Committee worked with a landscape architect to develop a plan for remodeling the community center area and the tennis courts to be compliant with the latest ADA requirements and to repair and update the 50 year old facility to be safer and more useful to LVHA members.

The committee held numerous meetings open to the community, provided proposed designs to the community for comment, conducted surveys, and collaborated with the Finance Committee and Architectural Review Committee to develop a proposed design and plan for the remodel and achieving ADA compliance.

The proposal was presented to the LVHA Board of Directors last Fall. The Board of Directors has not yet taken any action on the proposal.

As liaison to the committee I would like to especially thank April Philips and Gary Scharlach for the many hours of work they spent in developing the proposed plan and for the professional expertise they contributed to the project. I would also like to thank Shelley Munson, chair of the committee, and Tim Irish and Steve Rule for serving on the committee.

**Equestrian Committee:** Given by Dale Miller. Jennifer Dow serves as chair of the Equestrian Committee and has prepared the following report.

This past year there has been a shift in the overall management of the horse pastures, reverting governance to the LVHA board. The board and the committee have been working together to ensure a smooth transition, with the help of the board liaison, Dale Miller. The equestrian committee will continue to be involved with day to day management of activities concerning the horse owners and continue to support and facilitate needed improvements and maintenance matters as they arise.

**Accomplishments this past year** include the following:

- Revised and updated leases and policies and procedures with clear and concise language.
- A formal land survey and a pasture map were developed showing pasture boundary lines to accompany the new leases.
- Quality pasture fencing replacement and repairs in several pastures, specifically, pastures 1, 2, 5, 6, 8 and 10.

- Four new pasture occupants resulting in 9/10 pastures being leased.

**Goals for upcoming year:**

- Continue to work together as a horse community to create a safe and enjoyable environment for the horse owners and LVHA community.
- Support the board and business manager in maintenance and improvement projects. Examples include painting the hay barn and installing a horse shoeing pad up near the pastures.
- Assess and improve upon policies to maintain equine health and safety for all. Examples include coming up with solutions for off-leash dogs entering the arenas and horse pastures, spooking horses and endangering riders; and examining vaccination and quarantine practices.
- Proceed with pasture fencing replacement and repairs in the last vacant pasture so new prospective horse owner can begin occupancy.

As liaison to the committee, I would like to thank the committee members, Jennifer Dow, chair of the committee, Susan Dotto, Valerie Charlton, Nancy Fox, and Tad Jacobs.

**Zoning and Planning Committee:** Submitted and given by Meehyun Kurtzman.

1. Our need to address sphere of influence study that LAFCO will conduct and that the LVHA needs to address them as a board that we do not wish to be annexed to the Marinwood CAD.
2. We need to conduct Local Area Plan update as proffered by the MC County Wide Plan.
3. We should renominate Lucas Valley Road corridor for the Scenic Highway Designation. The benefits outweigh any perceived traffic increase to this proposal.

**Legal Committee:** Submitted by Steve Rule. The Legal Committee, Patrick Hunter and myself, have responded to various requests/inquiries from the Board when made.

**Items from Homeowners:** Vic Reizman advised the Board to consider all aspects, legal or otherwise, before allowing the pool to be available to members without a guard on duty. The Board advised that they are working with the LVHA attorney to review all the pool documents.

A homeowner complained about all the markings from USA Underground and Comcast on their street and hoping they could be removed soon.

A homeowner asked about maintenance of the islands. Dale Miller noted that Susan Adams was willing to work with homeowners to address the issues. It was recommended that she contact the County.

Herb Drake asked the Board for their help in contacting the Fire Department regarding the LVC lock on the fire gate at Queenstone in Marinwood. LVC needs to periodically access open space to use the fire road to get to the LVHA upper headend building for maintenance. The lock is repeatedly cut off. In years past this was not a problem but of late the lock has been routinely cut off. This necessitates LVC asking the Fire Department to open the gate.

Mark Neely, chairperson of the ARC noted that as the homes are aging some of the electrical lines going from the street to the house are corroding and have to be replaced. PG&E has been installing the substantial electrical boxes and meters on the front of the homes which is very unsightly. The ARC has advised PG&E that the boxes must be installed on the side of the house. Homeowners are asked to advise PG&E likewise. The ARC also reminded members to install electrical charging stations around the corner on the side of the house as many homeowners have done successfully rather than on the front of the home.

**Election Results:**

Thank you to Betsy Glover, Judy Schellenberg and Sharlene Moss who volunteered to open and count the ballots. Eric Egan (154 votes), Doug Charlton (149 votes) and Maggie McCann (135 votes) were elected to the Board of Directors. Vic Reizman received 123 votes and Terry Bremer received 95 votes. Revenue Ruling 70-604 passed with 198 “yes” votes, 1 “no” vote and 2 abstentions.

**Service Awards:** On behalf of the Board of Directors, Greg Kamman presented Cindy Irish a certificate and a restaurant gift card for Homeowner of the Year thanking her for her work in setting up Big Tent and monitoring it for the last few years. She was also instrumental in getting the Masters swim group started several years ago and maintaining a strong program. Greg thanked Cindy for the many hours of work and dedication noting that there are now over 300 members on Big Tent.

On behalf of the LVHA community, Greg Kamman presented Bob Schellenberg and Dale Miller with certificates of appreciation for the countless hours they have spent working on the Board of Directors for the good of the community. He noted that he had learned a lot from them and was proud to serve with them.

**Adjournment:** The Annual Meeting of Members was adjourned at 9:35 PM.