

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

June 18, 2014

Meeting Called to Order: 7:30 PM.

**PRESENT WERE:** Maggie McCann, Greg Kamman, Greg Stilson, Eric Egan and Doug Charlton.

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

**APPROVAL OF MINUTES: Motion:** Greg Kamman moved to approve the minutes of the May 21<sup>st</sup>, 2014 Board of Directors meeting. The motion was seconded by Greg Stilson and unanimously approved.

**Motion:** Greg Stilson moved to approve the minutes of the May 28<sup>th</sup>, 2014 Executive meeting. The motion was seconded by Doug Charlton and unanimously approved.

**OFFICE MANAGER'S REPORT: Community Center:** The first Friday night BBQ followed by the Lucas Valley Chamber Orchestra was a success enjoyed by many. The next Friday Night BBQs are scheduled for June 27 and July 4<sup>th</sup>. The Social Committee has planned a BBQ and Swim on Sunday, June 29<sup>th</sup> from 2 – 6 pm. Please RSVP for this event as burgers, brats, wine and beer will be provided and you are asked to bring a dish to share. **Office:** Third quarter dues statements will be mailed out next week. **Pool News:** The pool summer season is off to a roaring start with the addition of Three Twins ice cream sales initiated by Margaret Nau and that has been quite popular. **Landscape:** Farias Garden Service has completed the fire breaks at the street ends leading into open space. They cut back the dry grass 100 feet this year. For those residents who live adjacent to open space please remember to schedule your required firebreaks. **Miscellaneous:** Homes that have sold since the May meeting are: 8 Mt. Foraker Court and 1349 Idylberry Road.

**PRESIDENT'S REPORT:** Given by Maggie McCann. Maggie introduced the new Board to the audience and thanked the many volunteers in the community including Margaret Nau and the Pool committee for making the pool available more hours.

**TREASURER'S REPORT:** Given by Doug Charlton. Doug reported that there is nothing off the charts with expenses to date or out of line with the budget. He noted that there were several items to be discussed during the meeting that will require expenditure of funds such as a new roof and that the Finance Committee will review the expenditures.

**ITEMS FROM HOMEOWNERS: Swim Team Contract:** Steve Rule noted that the team would like to begin looking at the contract for next year for the team and the Masters group.

**Key to Queenstone Gate:** Herb Drake of LVC asked if the Board had a chance to communicate with the Fire Department regarding a key to the Queenstone gate. LVHA has always had a key on that gate to allow access up the fire road to the LVHA upper head-end shack that contains some of the TV system equipment. Lately the lock has repeatedly been cut off. Greg Stilson stated that the Fire Department did not want to allow access unless they were present.

### **COMMITTEE REPORTS:**

**Pool Committee: Given by Margaret Nau.** Margaret gave a more in depth report on the key card access system and automated gates that she had proposed at a prior meeting. She noted that the Committee would like to purchase a propane BBQ grill to use temporarily on no burn days while the remodel is being planned. She reported that the guards were doing well in general however, there have been some bumps along the way but that there is a second training planned. She reported that Johanna Hatfield has been researching pool furniture for a future purchase. They plan on submitting a budget in the fall to consider the purchase for next year. The committee is working on a plan to give children ages 10 – 14 a swim test and if they pass they will be issued a wrist band.

**ARC Committee: Given by Mark Neely.** Mark reported that the Committee reiterates the importance of submitting an application two weeks before starting a project. Once started the process becomes much

more difficult and can be costly. He also asked that residents keep their yards in good shape especially with the high fire danger this year. Dead grass and weeds are a fire danger.

**Tribute Committee: Given by Bob Schellenberg and George Sarantakis:** Bob and George explained that the Committee was still on track to come up with an appropriate memorial to Catherine Munson within the next couple months. They have just submitted drawings to the Board for review. The Board recommended reviewing them with the ARC also. The Committee is still accepting donations that will be used solely for memorial.

**Public Improvements Committee: Given by Bob Schellenberg.** Bob reported that the Committee met along with representatives of the Pool Committee, the ARC and Doug Charlton, the liaison to the PIC Committee. The committee has recommended that the association check with the County to verify exactly what is required and by when given that the County informed the office that LVHA must spend 20% of the cost of re-plastering the pool on ADA improvements by January. This can be in the form of submission of plans by that date. **Motion:** Doug Charlton moved that the Board approve Bob Schellenberg, Janice Cunningham and a Board member to go to the County to clarify necessary steps to resolve the open permit. The motion was seconded by Greg Kamman and unanimously approved.

**Equestrian Committee: Given by Tad Jacobs.** Tad reported that the firebreaks at the pastures have been cut. That the facility is at full capacity. He noted that there is a homeless person camping and hanging around the pastures and in the pastures smoking cigarettes. The Sheriff are aware of the person but need to catch him in the act to arrest him. The Committee is requesting funds to have the dust reduction product applied to the area which is normally done each year. He reported that Jennifer Dow has stepped down as chairperson and is asking the Board to appoint a new chair. This will be done at a later date

**Motion:** Greg Kamman moved to accept the bid for a dust reduction application be approved not to exceed \$1700. It was seconded by Eric Egan and unanimously approved.

**UNFINISHED BUSINESS: Horse Pasture Fence Repair.** Doug Charlton reported that the fence at pasture nine was complete and the pasture ready for occupancy.

**Access to Pool, card key entry and webcam:** The Board discussed this issue at length. It was agreed that the pool is a great asset and having a card key entry would allow greater use of the pool especially by mothers with young children early in the day and older adults using the pool for water exercise. Margaret Nau explained that the gates would need to be remodeled which would cost about \$15,000. The key fobs would be about \$4,000 plus the cost of a laptop and the cameras. The Board had other questions such as whether or not this would satisfy the short term ADA requirements and would this work require a permit? They would like some guidance from the County, as noted above, before making a final decision. The item will be held over to the next meeting.

**NEW BUSINESS: Roof:** The HOA Centers buildings need a new roof over the flat portions. Three bids were acquired. **Motion:** Greg Stilson moved that the bid from McLaren Roofing for \$19,600 plus building permit be approved. It was seconded by Doug Charlton and unanimously approved.

**Filter Cartridges for Pool Filters:** The filters are in need of new cartridges. **Motion:** Eric Egan moved to approve the cost of \$1,500 for three sets of cartridges for the filters. It was seconded by Greg Kamman and unanimously approved.

**Dri-Dek Floor Covering:** The restrooms are in need of a non-slip covering. Maggie McCann has done research on the types of products other pools use. Dri-Dek being the most popular. **Motion:** Doug

Charlton moved that \$2,262 be approved for Dri-Dek interlocking tiles. It was seconded by Eric Egan and unanimously approved.

**Cubbies for Restrooms:** Maggie McCann has done research on cubbies for the restrooms. She recommends IKEA cubbies. The cost is about \$400. Maggie will pick them up.

**Tree Trimming:** There are two trees that Tad Jacobs has been taking care of over the years. One being the Oak tree in Senf Park; the other one is the oak just adjacent to the CC. Last year Ray Moritz, arborist, worked with Treemasters on the best approach to keep the trees healthy and safe as long as possible. The recommendation is to trim and thin both trees substantially. **Motion:** Greg Kamman moved to approve the estimate from Treemasters for \$3,660 to trim and thin both trees. It was seconded by Doug Charlton and unanimously approved.

#### **COMMITTEE APPLICATIONS:**

**Motion:** Eric Egan moved that Nancy Haugen be appointed to the Emergency Response Committee. It was seconded by Greg Stilson and unanimously approved.

**Motion:** Greg Stilson moved that Eric Forbes be appointed to the Emergency Response Committee. It was seconded by Greg Kamman and unanimously approved.

**Motion:** Doug Charlton moved that Bob Schellenberg be appointed to the Finance Committee. It was seconded by Greg Stilson and unanimously approved.

**Motion:** Eric Egan moved that Terry Bremer be appointed to the Public Improvements Committee. Motion dies for lack of second.

**Motion:** Eric Egan moved that Johanna Hatfield be appointed to the Pool Committee. It was seconded by Doug Charlton and unanimously approved.

**Adjournment of Board Meeting:** The meeting was adjourned at 9:30 PM.