

Minutes of the LVHA Board Meeting

July 16, 2014

Meeting Called to Order: 7:30 PM.

PRESENT WERE: Maggie McCann, Greg Kamman, Greg Stilson and Eric Egan. Absent 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 June 18, 2014 Board of Directors meeting. The motion was seconded by Greg Stilson and unanimously approved.

Motion: Greg Kamman moved to approve the minutes of the July 14, 2014 Executive meeting. The motion was seconded by Greg Stilson and unanimously approved.

OFFICE MANAGER'S REPORT: Community Center: The Social Committee's BBQ on June 29th was very well received with many residents attending. A huge thank you to the Social Committee. The next Friday Night BBQ is scheduled for this Friday evening, July 18th followed by one on Aug 4th.

Office: A new tar and gravel roof will be installed on the flat portions of the community center during the week of August 11th.

Comcast was to be installing free wi-fi at the center within the week but there is a glitch as it was our understanding that this would also include the office but we are now being told it does not. A little further research is necessary which may cause a slight delay.

Pool News: An inspector from the County Health Department will perform an inspection of the pool on Friday at 10:30 am. This is the standard summer inspection.

The ice cream has proven to be very popular. We have deposited \$1,268 so far. The cost of the ice cream to date is \$1,025 with an additional \$837 for the freezer. The freezer has not paid for itself yet but the Pool Committee is hopeful that it will by the end of summer.

Tennis Courts: Farias Garden Service is working on an estimate to make improvements to the upper courts landscaping per PIC's request.

Landscape: Farias Garden Service has spread wood chips around the area of the lower courts and planted additional plants. He will rototill or loosen the ground around the large oak just west of the kitchen and then mulch it. This will allow the roots to receive more water. This was recommended by Ray Moritz, an arborist.

Miscellaneous: No homes sold since the June meeting but three are in escrow: 100 Mt. Lyell, 14 Mt. Susitna and 58 Mt. Rainier Drive.

PRESIDENT'S REPORT: Given by Maggie McCann. Maggie thanked the Social Committee for another successful event at the pool with the Family BBQ in June. She also thanked the Pool Committee for organizing the pool tour of the San Rafael Racquet Club and the Sleepy Hollow Pool. Maggie noted that Catherine Munson's family would like to see the memorial to their mother include something dedicated to their mother's efforts to preserve the hills in Upper Lucas Valley. The committee is working on this.

TREASURER'S REPORT: None.

ITEMS FROM HOMEOWNERS: Rosemary Vial asked if there was something that the Board could do to encourage the lessee and the owner of the Big Rock Mini-Mart to clean the place up – inside and out. She envisions a nice clean bakery or café where residents could enjoy meeting friends for a cup of coffee or lunch. And she suggested they remove the neon beer sign. Others in the audience agreed. Vic Reizman stated that he would contact the County Supervisor for help.

Vic Reizman warned residents about many fireplaces being in disrepair. He said many have cracks that allow fumes back into the house and should be checked by a professional. A second item he was concerned about is the single pane windows in most of the homes. If a child or adult goes through any of the large plate glass windows they can be very seriously hurt as has happened in the valley over the years. Replacing them with double pane windows can be costly but it also saves on heating costs. A film

coating can also be placed on the windows at a much lower cost and this film will hold the window together in case of breakage. It will also reflect heat and slow fading of furniture.

COMMITTEE REPORTS:

Social Committee: Given by Eric Egan and Betsy Glover. Eric reported that the Committee would be sending out invites next week to the adult cocktail party to take place on August 23rd. He noted that the BBQ was a little over budget but given the fact that they had about twice as many people than expected it was not grossly so.

Betsy noted that about 190 people attended the BBQ. Five Welcome Bags would be distributed to new owners.

ARC Committee: Given by Greg Stilson. Greg noted that there was nothing out of the ordinary to report and that all was proceeding as normal.

Public Improvements Committee: Given by Bob Schellenberg. Bob reported that he was nominated by the committee to be the chair of the committee. **Motion:** Eric Egan moved that Bob Schellenberg be appointed to be the chair of the Public Improvement Committee. It was seconded by Greg Stilson and unanimously approved. Bob stated the committee's regular meeting time will be the first Monday of the month and that Mary Higgins will take the minutes of the meeting. He also noted that Doug Charlton will write to the County requesting a meeting to clarify what is required in regards to ADA and the process for achieving the short and long term goals.

Pool Committee: Given by Margaret Nau. Margaret noted that tour of the Racquet Club and the Sleepy Hollow Pool was very helpful and informative. She is posting a calendar on the bulletin board of the pool hours.

Equestrian Committee: Given by Greg Kamman and Tad Jacobs. Greg reported that Tad Jacobs was the only person on the committee that volunteered to chair the committee. **Motion:** Eric Egan moved that Tad Jacobs be appointed as chair of the Equestrian Committee. It was seconded by Greg Kamman and unanimously approved.

Tad reported that the person from Bridgegate Drive who complained that his dog was eating horse manure near the shoeing area where no manure had been before need not worry as the new horse owner cleaned it up and now realizes that it is not allowed to be left in that area.

UNFINISHED BUSINESS: Card Key Entry and Cameras. Margaret Nau presented the Board with new estimates for new ADA accessible gates to the community center. The welding estimate will be forthcoming. The Board will review these items further and will make a decision once the County has weighed in on the requirements. In addition the Board will refer the estimates to the Finance Committee for their review and to the PIC and ARC for their input.

There was discussion of having a CPR class so that residents can become certified. Betsy Glover reported that the Emergency Response Committee was planning such a class. Ron Marinoff noted that the city of Novato offers regular CPR classes through the Fire Department.

NEW BUSINESS: CSA 13 Fire Engine. Ron Marinoff explained that, as Fire Commissioner representing LVHA, he has been asked to request CSA 13 funds to purchase a new fire engine. The LVHA Board of Directors acts as the Advisory Council for CSA 13. The first-out fire engine is 18 years old and is in need of replacement. LVHA pays 26% of Marinwood Fire Department's budget which includes new equipment. By paying up front from CSA 13 reserve funds it will save CSA 13's share of the cost of interest on a loan to purchase the engine while reducing the amount which the CSD must finance. The cost of the engine is \$492,826 and CSA 13's portion of that cost is \$128,135 (assuming a discount for prepayment). (None of the funds come from LVHA homeowner dues.)

Ron explained that fire protection was the main expense of the CSA 13 budget. He reported that about \$525,000 per year is paid to Marinwood Fire Department from the CSA 13 funds and that the fund grows by about \$50,000 per year with payments from property taxes.

Motion: Eric Egan moved that the LVHA Board of Directors send a letter to Matthew Hymel, County Administrator, requesting that CSA 13 funds in the amount of \$128,135 be released to Marinwood CSD for 26% share of a new fire engine in order to save the cost of interest. It was seconded by Greg Stilson and unanimously approved.

Swim Team Contract: The contract between the Swim Team and LVHA was discussed. Greg Stilson advised that the contract will be offered with small adjustments to some details and possible adjustments in the fees charged to rent the pool after the Finance Committee does a second review of the costs of keeping the pool open. He indicated that they prefer to keep the Masters and Swim Team on one contract. Maggie noted that the pool cannot be close down for half a month of December because it is too costly to reheat in the winter and that payment for the month is required.

Pool Cleaner: Margaret Nau has requested LVHA purchase a robotic pool cleaner that can be left in the pool overnight under the covers to assist in cleaning the pool. She has researched the best type for our situation and has found one for \$2800.

Motion: Greg Kamman moved that the Board approve up to \$3400 to purchase a robotic pool cleaner. It was seconded by Eric Egan and unanimously approved.

Pool BBQ: Margaret Nau also asked the Board to approve a new propane BBQ to avoid having smoke or fumes waft over the pool. In her research she found one for \$1800 that would be adequate. The Board felt that this was a rather large expense given that the BBQ area may be remodeled within a year or two.

COMMITTEE APPLICATIONS:

Motion: Greg Stilson moved that Joy Dahlgren be appointed to the Public Improvements Committee. It was seconded by Eric Egan and unanimously approved.

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

Adjournment: The meeting was adjourned at 9:05 PM.