

Minutes of the LVHA Board Meeting

August 20, 2014

Meeting Called to Order: 7:30 PM.

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

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

APPROVAL OF MINUTES: Motion: Greg Stilson moved to approve the minutes of the July 16 2014 Board of Directors meeting with one correction under New Business: CSA 13 Fire Engine, should state "CSA 13 pays 26% of the Marinwood Fire Department's budget" (not LVHA). The motion was seconded by Doug Charlton and unanimously approved.

OFFICE MANAGER'S REPORT: Community Center: The last Friday night BBQ will be on Aug 29th.

Office: A new tar and gravel roof was installed on the flat portions of the community center during the week last week. There were no outstanding problems. The roofer recommends that no one walk on the roof. The new policy is that no one is allowed on the roof for any reason. As of this date the office has not heard back from anyone regarding the Comcast connection for the office or pool area.

Pool News: The County Health Department's pool inspection went very well. The gate had to be adjusted slightly to self-latch. Our handyman took care of this problem. A new pool cover for the wading pool was ordered along with some lifeguard supplies. Straps will be purchased to install on the wading pool cover.

Tennis Courts: The PIC is working on the upper court landscaping. **Miscellaneous:** Homes that have sold since the July meeting are: 100 Mt. Lyell, 58 Mt. Rainier Drive.

PRESIDENT'S REPORT: Given by Maggie McCann. Maggie reminded everyone to attend the cocktail party on August 23rd planned by the Social Committee. She would like to see the events preserved in some way. She thanked them for their hard work. She also thanked the Emergency Response Committee and the Pool Committee for their recent efforts. Maggie noted that the PIC should have an article or note in the newsletter explaining progress on the remodel project.

TREASURER'S REPORT: Given by Doug Charlton. Doug noted that the income and expenses were on track for the first 7/12 of the year. He stated that the balance sheet showed total fixed assets of the association to be \$583,000 after depreciation. Total checking, savings and investments are at \$813,000.

ITEMS FROM HOMEOWNERS: A homeowner publicly thanked the residents of 1188 Idylberry for removing one of the derelict vehicles from the residence and hopes that debris under the vehicles will be cleaned up also.

Another homeowner thanked the ARC for doing a tremendous job in the valley in helping homeowners with their remodel projects and in getting others cleaned up.

COMMITTEE REPORTS:

Pool Committee: Given by Margaret Nau. Margaret explained that she ordered an automatic vacuum for the pool. She is also working on getting a lifeguard training class conducted at the LVHA pool so that adults can be certified. She is working on signage improvements.

Emergency Response Committee: Given by Betsy Glover. Betsy noted that the committee will have a table at the cocktail party on Aug. 23rd with brochures. They are also working on having a CPR class taught here in September by the Fire Department and a CERT class by Get Ready Marin in October.

Public Improvements Committee: Given by Bob Schellenberg. Bob noted that the Ad-Hoc Committee for the tribute to Catherine Munson have decided on a plaque mounted on a rock at the top of Pikes Peak Drive would be a fitting tribute to Catherine. Contributions will cover some of the cost. He also thanked Chuck Powers for all his expert work around the community center including installing new lights around the decking. Bob reported that over the last year the Committee was instrumental in getting repairs made to the island on Mt. Darwin and making improvements to the Mt. Muir island and having neighbors help with watering. Bob has made improvements to the Senf Park and touched-up

paint on the community center fascia. Major tree trimming was performed on trees around the CC. Bob noted that the committee is waiting for two vital pieces of information; feedback from the County of Marin and Studio Green. The committee shares updates with the Pool, Architectural Review and Finance Committees. Bob thanked Doug Charlton for his efforts and professionalism in getting in touch with the County regarding the remodel project. The committee is looking for a couple more members.

Zoning and Planning Committee: Given by Meehyun Kurtzman. Meehyun gave an overview of information on the Housing Element and LAFCO. She feels that it is imperative that the Board look at the issues of the Housing Element as the placement and number of affordable and low income housing has changed in the report. She asked the Board to write a letter explaining the preferences of the HOA. Meehyun also notified the Board of another important issue; that the County has talked about annexing LVHA to Marinwood CSD. Ron Marinoff noted that Keene Simonds of the Executive Office of the Marin Local Agency Formation Committee (LAFCO) will attend the September 10th meeting to explain its functions and jurisdiction.

ARC Committee: Given by Mark Neely. Mark advised that the committee has been very busy with design review application this summer. He asked for patience with the process as there are only five volunteers handling these applications and often summer is vacation time for many families. They ask for two weeks lead time but usually try to get to them before the end of the two weeks.

Equestrian Committee: Given by Tad Jacobs. Tad reported that there have been some issues with fences but that the pasture renters have taken care of all the repairs at their own expense. The committee is asking that the Board approve "do not enter" signs to be posted at each pasture and on the barn. There has been a homeless person bathing in horse troughs and generally living in the horse pasture area. They would also like to post a "keep dogs leashed" sign. Dogs running around the pasture areas can spook a horse which can cause a lot of damage or injure someone or themselves.

Motion: Eric Egan moved that the Board approve the purchase and installation of the signs suggested by the LVEC. They may also include the County Ordinance where appropriate. The cost to be incurred by the Committee members. It was seconded by Doug Charlton and unanimously approved.

Tad requests that the committee be allowed to purchase and install, at their own expense, tie off racks at the barn, one near pasture four and possibly another.

Motion: Greg Stilson moved that the Equestrian committee be approved to purchase and install at their own expense up to four tie off racks to be installed at the barn and pastures area. It was seconded by Eric Egan and unanimously approved.

UNFINISHED BUSINESS: Card Key Entry and Cameras. Margaret Nau presented the Board with a revised proposal for a card key entry system for only the main gate at this time rather than including the back gate and ADA access until the board has a response from the County on just what is required. Margaret noted that the installer stated that a permit was not required for this work.

Motion: Eric Egan moved that Margaret Nau be approved to moved ahead with plans for a card key entry system for the main gate not to exceed \$12,500 providing she acquire in writing from the County whether or not a permit is needed for the modification to the gate. The contingency to be approved by Eric Egan. It was seconded by Greg Stilson and unanimously approved.

Swim Team Contract: Greg Stilson advised that the contract was not quite ready to be presented to the Board even though the team is scheduled to start Sept 8th.

Motion: Greg Stilson moved that the team be allowed to start the fall season even though the contract is not ready. It was seconded by Eric Egan and unanimously approved.

NEW BUSINESS:

CPA Engagement Letter: The engagement letter for 2014 has been received from the CPA. The Finance Committee states that they are comfortable using Larry Johnson again and they recommend that the Board approve the contract.

Motion: Doug Charlton moved that the Board sign the engagement letter from CPA Larry Johnson for the 2014 taxes preparation. It was seconded by Greg Stilson and unanimously approved.

Tree Removal at Upper Courts: Bob Schellenberg reported that the PIC recommended that the upper court project be done in phases and asked that the Board approve an estimate to remove dead, dying or diseased trees. A later phase will prepare the area for plantings and concrete work. The Board asked that the homeowners be notified and that the subject trees be tagged with a ribbon so that residents are aware of which ones will come out.

Motion: Eric Egan moved that the Board approved the removal of approximately 16 trees in accordance with the contract from Treemasters. It was seconded by Doug Charlton and unanimously approved.

Adjournment: The meeting was adjourned at 9:08 PM.