

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

September 10, 2014

Meeting Called to Order: 7:30 PM.

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

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

**APPROVAL OF MINUTES: Motion:** Doug Charlton moved to approve the minutes of the August 20, 2014 Board of Directors meeting. The motion was seconded by Eric Egan and unanimously approved.

### **Guest Speaker: LAFCO, Keene Simonds**

Keene Simonds of the Local Agency Formation Commission (LAFCO), a political subdivision of the State of California, gave an overview of the work the commission performs. This commission looks at the need of communities and strive to make government agencies more efficient. They receive their direction from the Senate and Assembly Committees on Local Government.

There are 54 special districts in the state. LAFCO looks at land use planning as it surrounds communities and performs an analysis of the cost benefit to landowners. CSA 13 is an "island" in between Marinwood and Lucas Valley Estates. The Commission is looking at annexing LVHA and CSA 13 to Marinwood CSD.

A homeowner asked what the advantage was to being annexed. If CSA 13 were annexed to Marinwood CSD, they would have taxing authority over CSA 13.

Marinwood CSD provides street lighting, fire protection, and park and rec facilities.

A member of the audience asked if the rumor that LAFCO has a "no island" policy was true. Mr. Simonds stated that there was no such policy. (LVHA pays for the street lighting along Lucas Valley Road and fire protection through property taxes).

Another homeowner asked if LAFCO has the authority to make a boundary change without community approval. Mr. Simonds explained that if there was enough protest it could stop the action and they would proceed with a special election.

Mr. Simonds stated that "those who get to vote on boundary changes would be those tied directly to the affected territory subject to the proceedings". The vote would include other surrounding communities with votes being based on land value. So LVHA could be outvoted by surrounding communities.

Various comments from the audience let Mr. Simonds know that they thought it would be more cost effective or efficient for LAFCO to look at combining fire districts, police or school districts.

If one would like to be on LAFCO's notification list please send an email to [KSimonds@marinlafco.org](mailto:KSimonds@marinlafco.org).

**OFFICE MANAGER'S REPORT: Office:** Fourth quarter statements will be mailed at the end of this month. Dues will be due by Oct 31<sup>st</sup>. Comcast tells us that the internet connection for the office or pool area that was referred to in the contract was not meant to be internet service but rather just TV service. The Board is reviewing the contract. **Pool News:** The new wading pool cover has been fitted and is functioning well. The new Dri Dek rubber floor matting has been installed in the restrooms. There are just a few more pieces of edging that had to be ordered which should arrive next week. The new robotic pool cleaner has arrived and will be put into use next week. **Tennis Courts:** Treemasters will remove approximately 16 dead, dying or diseased trees at the upper courts tomorrow. The oaks will remain. Further improvements are planned for the area.

**PRESIDENT'S REPORT:** Given by Maggie McCann. Maggie thanked the Social Committee for a wonderful "Summer of Love" 60's themed party. It was enjoyed by many residents young and old alike. Maggie noted that the Earthquake happened later that night and is pleased to see that the Emergency Response Committee has re-energized and has new members. Maggie announced that the Tree Lighting ceremony will no longer be happening, however the Social Committee will sponsor a gingerbread house decorating party.

**TREASURER'S REPORT:** Given by Doug Charlton. Doug noted that the income and expenses were on track on the bottom line but that a few categories were heavy handed: water use, pool expenses, and landscape repairs are high and the 2014 budget for the Social Committee has been spent.

**ITEMS FROM HOMEOWNERS:** None.

**CSA 13 Report:** Given by Ron Marinoff. Ron noted that the Conservation Corps was working along the creek this week clearing debris that could potentially cause flooding. This was not a major tree cutting event but just clearing debris.

#### **COMMITTEE REPORTS:**

**Emergency Response Committee:** Given by Kelby Jones. The Committee has arranged for two classes this fall; 1) CPR training Saturday, October 18 and GetReady training on Sunday, November 9<sup>th</sup>. He reported that the committee has recently; defined requirements for emergency communications capability, developed a 2015 budget, and resumed emergency preparedness articles in the newsletter. They plan to contact coordinators for each Neighborhood Emergency Team, identify medical practitioners in the valley and evaluate medical equipment and supplies. They are also requesting portable communications equipment for the cost of \$1500.

**Finance Committee:** Given by Ron Marinoff. Ron reported that the Committee will more closely watch committee spending as a couple went over budget significantly. The Finance Committee will ask for better reporting from committees.

**Equestrian Committee:** Given by Tad Jacobs. Tad reported that the pastures are rented at full capacity. He noted that they have two or three work days a year for general cleanup. He reported to the Board that the complaint from a Lucas Valley Estates resident about a few droppings of horse manure being left in the flat area near the barn has been addressed. He said it was a very small amount, less in fact than the dog droppings in the area but that all has been cleaned up and the parties responsible will take better care to clean up completely in the future.

**Pool Committee:** Given by Eric Egan. Eric noted that the gate retrofit and security camera project would commence on September 15<sup>th</sup>. The robotic pool cleaner has arrived and will need specific instructions on use by the various parties handling it. A training session will be scheduled. The pool rules are in the process of being revised.

**Public Improvements Committee:** Given by Bob Schellenberg. Bob reported that Steve Rule has put together a time line for the remodel and is working with Studio Green to establish the necessary steps to move the project forward. The committee is asking for \$15,000 to have an assessment done of the current condition of the facility - building and grounds.

The Board noted that this was a large sum of money and should be vetted properly and other bids acquired. They also noted that the drainage project completed at the upper courts was not done properly as the drain was not connected to the main drain even after a Board member was assured it was by the contractor. The project was supposedly supervised by the landscape architect company. The Board reiterated the need to do due diligence on this project.

**UNFINISHED BUSINESS: Card Key Entry and Cameras.** As noted earlier the Board reported that this work would begin on September 15<sup>th</sup>.

**Tree Removal at Upper Courts:** Bob Schellenberg stated that the project to remove the dead, dying or diseased trees at the upper courts was schedule for the following day, Sept 11<sup>th</sup>.

**Swim Team Contract:** This was tabled to the following meeting on October 15<sup>th</sup> as there were a couple items still to iron out.

**Catherine Munson Tribute:** Maggie McCann reported that Shelley Munson submitted a design she would like for the tribute for her mother, Catherine Munson. She also thanked the committee for their efforts. An existing rock at the entrance to open space from Pikes Peak Drive will be utilized for a plaque.

**Motion:** Doug Charlton moved to approve the design for a tribute to Catherine Munson submitted by Shelley Munson. It was seconded by Eric Egan and unanimously approved.

#### **NEW BUSINESS:**

**Marinwood CSD Court Usage Contract:** Marinwood CSD would like to use the lower courts twice a week after school for tennis lessons from Sept. 8 through November 24<sup>th</sup> and from February 3 – 26<sup>th</sup>, 2015.

**Motion:** Greg Kamman moved to approve the contract as written. It was seconded by Doug Charlton and unanimously approved.

**LVC/Comcast:** The Board announced that just this week it was notified that Lucas Valley Cable will not be renewing its contract and will cease operations as of the end of their current contract on October 10, 2014. The Board noted that for 13 year Lucas Valley Cable has run the LVHA owned cable system and thanked Herb Drake and Betty Naegele for their efforts in providing the valley with TV and Internet, an area where there were not many choices or in some cases any other choice.

The Board is in the process of contracting with Herb Drake to provide the basic channels; 2, 4, 5, 7, 8, 9, 11 via analog and digital signal for six months from Oct 10<sup>th</sup> until such time that the CC&Rs can be amended.

Keith Parker, a local resident and owner of IT SystemWorks has agreed to take over the lvha.net and lucasvalley.net domain names and will continue to support email addresses for a modest fee. The domains will be migrated to a new mail server with faster speeds, higher mailbox capacities and upgrades to Exchange mailboxes for those who desire.

The Board had hoped that Comcast would have completed their installation by now but it looks like their new completion date is the end of November.

Web Perception has started discussions with the Board as of yesterday to purchase the internet portion only of the system. They have been providing LVC with approximately 50 % of their internet for the last 3 and a half years.

It was suggested that the Board write to the County to see if there was anything holding up the progress of the fourth phase.

**Adjournment:** The meeting was adjourned at 9:45 PM.