

Minutes of the LVHA Board Meeting

April 17, 2013

Meeting Called to Order: 7:35 PM.

Present were: Dale Miller, Bob Schellenberg, Greg Stilson, Maggie McCann and Greg Kamman.

Approval of Agenda: Dale Miller moved to approve the agenda. It was seconded by Bob Schellenberg and unanimously approved.

Approval of Minutes: Dale Miller moved to approve the minutes of the Executive Meeting of April 10, 2013 and the Board of Directors' meeting of March 20, 2013. It was seconded by Bob Schellenberg and unanimously approved.

Office Manager's Report. Community Center: The Lucas Valley Chamber Orchestra will give another concert free of charge for the benefit of the community, on April 26th. **Office:** Receivables continue to remain in excellent shape – less than 1% is overdue 90 days or more. Again thank you to all who paid the year in advance. **Landscape:** Larry Higgins is working on the water fountain at the lower courts – he is in the process of ordering parts. The parts are in for the men's shower - Larry will repair that this week. One of the playground swings is broken. A replacement part will be ordered shortly. **Tennis Courts:** A new net for one of the upper courts was ordered. It arrived yesterday and will be installed within a week and the committee will be purchasing a few new chairs and brooms for the courts. **Miscellaneous:** We have two trees in poor health. They were inspected by Treemasters' certified arborist and by Ray Moritz, of Urban Forestry Associates, a certified tree risk assessor and certified forester.

The Coast Live Oak just west of the kitchen has a fair amount of rot part way around the base. It has a root fungus which has allowed a bacteria to grow causing the rot. Two large roots are dead and the most likely cause of this was damage to the roots during the original construction of the building some 50 years ago.

The base of the tree has been exposed with pneumatic air pressure which does not damage the roots. The soil will be aerated and mulch placed around the base. Two or more large branches will be removed to reduce weight. The tree will also be sprayed for Sudden Oak Death.

The second tree, also a Coast Live Oak in the Senf Park, has some evidence of Sudden Oak Death infection but only a small amount at this time so this tree will also be sprayed immediately and again in November. The Bay tree growing in the creek adjacent to the oak is infected with SOD. Bay trees spread the disease. We *are* attempting to save both trees.

The telephone box lid in the sidewalk on the corner of Mt. Shasta and Idylberry was a tripping hazard. After calling AT&T they replaced the lid today and cold asphalt was put down temporarily. Tomorrow they will replace it with concrete.

President's Report: Given by Greg Stilson. Greg reminded everyone that the tennis courts are for tennis playing only, not for riding bikes, skateboards or roller blades. Greg asked that Janice check with the County to be sure the weeds were scheduled to be cut at the corner of Mt. Shasta and Lucas Valley Road. Janice noted that they are usually cut in early June or roughly when the weeds reach 50% dryness.

Treasurer's Report: Given by Greg Kamman. Greg noted that the financials were in good order and that nothing was out of the ordinary. He reported that there was over \$600,000 in the Reserve Fund at this time. He also noted a correction that the Finance Committee members recommended looking at hiring a new CPA as opposed to one person as reported at the March meeting.

Items from Homeowners: A homeowner asked if the Bylaws could be changed without community input in relation to a topic that was discussed at a prior meeting. The answer was no they cannot. They can only be changed by a majority vote of the members.

Ron Marinoff reported that the County Public Works Department will finally repave Idylberry Road between July and October of this year. All ADA curb cuts are required to be completed first.

Homeowners from Mt. Muir Court asked if the Board had made a decision on improving the landscaping of the island at the Mt. Muir entrance. Greg and Bob explained that the island is County property and that they have given the HOA the go-ahead to replant but the problem is there is no irrigation. Whatever is planted will have to at least be hand watered for the first two or three years in the summer to get it established. Roger Nissim agreed that he would take on this responsibility. Greg will have the PIC reconsider plantings for the island.

Watershed and Creek Committee: Given by Greg Kamman. Greg reported that the County has posted a video of the April 1st meeting regarding the new Stream Conservation Ordinance being considered having to do with development and setbacks along creeks. They will hold a public hearing on May 13th at the Planning Commission Chambers on the 3rd floor of the Civic Center. Check online for the time as it is subject to change.

Cable TV and Internet Committee: Given by Dale Miller. The LVHA TV committee met with Betty Naegele and Herb Drake of Lucas Valley Cable to discuss renewal of the contract for LVC to provide Basic TV service to LVHA members. Two homeowners also attended the meeting.

At this meeting, LVC proposed a draft of a new contract with the following material changes: an increase in the payment that LVHA pays LVC for supplying Basic TV services to its members, and a reduction in the contract term to 3 years, down from the 5 year term of the previous contracts. (5 years is the maximum length of time permitted by law for homeowners association contracts).

As the TV committee is largely made up of new members, the group spent the majority of the meeting discussing current infrastructure and potential challenges that could come up in the next few years. Representatives of LVC were forthcoming with details and answered all questions thoroughly. When asked about the reason for the shorter contract, they expressed a possible interest in transitioning out of the business. At this time, LVC is not aware of anyone who could succeed them.

The TV committee has met to review the draft contract and has made considerable progress in developing a response to LVC. The committee is continuing its review of the draft contract and expects to respond to LVC's proposal in the very near future.

Zoning and Planning Committee: Given by Meehyun Kurtzman. Meehyun stressed that once zoning is changed it is very difficult to change back and that is the reason she feels the need for the Board to make a public statement against the rezoning proposal by the County to change various designated areas to 30 units per acre (from one unit per acre). She believes there are four developers interested in building if the change takes place. Meehyun has requested \$3,000 to hire a consultant to give an objective opinion of the EIR and rezoning proposal.

Many in the audience weighed in on the subject and made suggestions. Some felt that the statement to the County should include details of what LVHA objects to and not just be a blanket statement against all the rezoning and high density housing. Others suggested that LVHA include mention that the HOA would be accepting of more senior housing similar to the Rotary Housing Village which has 11.7 units per acre. And that we include the fact that LVHA already has a share of the low income housing and a juvenile detention center just adjacent to our HOA. To have a greater impact to the Supervisors it was suggested that as many people as possible attend the County hearings.

Greg Kamman commented that the Board owes it to the community to do due diligence of reading the fine print of the EIR. The survey shows that the majority of the community is for allocating funds to fight it.

Motion: Greg Kamman moved that LVHA allocate up to \$3,000 for a professional technical review of the Housing Element Draft Supplemental EIR and the County responses to the HE DEIR for specific benefit and use of LVHA. It was seconded by Maggie McCann. Bob Schellenberg and Dale Miller voted no. Motion passes three to two.

Motion: Greg Kamman moved that in a statement to the County LVHA state: LVHA is opposed to any change in zoning west of Las Gallinas within the Lucas Valley corridor. It was seconded by Bob Schellenberg. Dale Miller voted no. Motion passes four to one.

Committee Reports: Horseowners Committee: Given by Tad Jacobs. Tad reported that the committee was in the process of remapping the pastures as requested by the Board and would have it completed shortly.

Public Improvements Committee: Given by April Phillips. April reported that the committee is working with the designer to create diagrams for engineers to go out to bid on re-landscaping of the upper courts. April noted that all PIC meetings were open to HOA members. The committee only received 35 surveys back to date but will still accept surveys and encouraged residents to respond.

There was considerable discussion on the topic. Some expressed concern that when more members know the cost of the project there may be a backlash and that they felt it was better to let members know up front what the ballpark cost of the re-landscaping project will be. One person stated that he did not return the survey because he felt he could not vote intelligently on the items since he has no idea of cost estimate. Another felt that not having a box to check that stated “do nothing” in effect suggested that many would prefer not to remodel. Members of the committee noted that the early ballpark project cost is between \$1,250,000 and \$2,000,000 but that there are many variables and suggested that the HOA might take out a loan as opposed to a special assessment.

Unfinished Business: Discussed during committee reports.

New Business: Appoint New Committee Members. Several committee member applications were submitted.

Motion: Dale Miller moved that Jennifer Dow, Nancy Fox, Tad Jacobs, Valerie Charleton and Susan Dotto be appointed to the Horseowners Committee for a period of two years. It was seconded by Bob Schellenberg and unanimously approved.

Motion: Greg Kamman moved that Joy Dahlgren be appointed to the Pool Committee and the Watershed Committee for a period of two years. It was seconded by Maggie McCann and unanimously approved.

Motion: Greg Kamman moved that Margaret Nau be appointed to the Pool Committee and the Zoning and Planning Committee for a period of two years. It was seconded by Bob Schellenberg and unanimously approved.

Motion: Dale Miller moved that Amelia Stevens and Lucie Rosa-Stagi be appointed to the Pool and Recreation Committee for a period of two years. It was seconded by Greg Kamman and unanimously approved.

Motion: Greg Kamman moved that Denis Finney be appointed to the Zoning and Planning Committee for a period of two years. It was seconded by Maggie McCann and unanimously approved.

Candidates' Statements: Greg Stilson had nothing new to add to his statement that appeared in the April newsletter. Greg Kamman noted that it takes two years just to learn the job.

Adjournment of Board Meeting: The meeting was adjourned at 9:18 PM.