

Draft Minutes of the LVHA Board Meeting

May 15, 2013

Meeting Called to Order: 7:31 PM.

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

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

Approval of Minutes: Dale Miller moved to approve the minutes of the April 17, 2013 meeting. It was seconded by Greg Kamman and unanimously approved.

Office Manager's Report. Community Center: The fourth and fifth grade end-of-school-year parties are scheduled for June 11 and 12th. Although early in the season we have had many calls for pool parties. There are swim meets scheduled for May 18th, June 1st, 15th and 29th so the pool will open at 2pm. The first annual reunion of the Waterlogs and Lightnings will take place after the swim meet on June 29th. **Office:** Receivables continue to remain in excellent shape – less than 1% are overdue 90 days or more. Again thank you to the approximately 50 or so owners who paid their dues in full for the year. **Pool News:** The pool will officially open for daily swimming to the homeowners on June 13th. During May it is open on Sundays 1 – 6 pm and we hope to add Saturdays soon. The wading pool has a significant water leak. Leak detectors have isolated the leaks and it is in the process of being repaired. The wading pool pump, motor and filter were replaced earlier this year with a slightly used one. **Landscape:** Minor landscape improvements were made to the area just in front of the restrooms to prevent a hazard and more erosion of the soil. **Tennis Courts:** A new tennis net has been purchased and members of the committee will install it shortly. **Miscellaneous:** The two trees in poor health have both been sprayed for Sudden Oak Death - the Coast Live Oak just west of the kitchen and the large oak in the Senf Park. Thinning has been recommended for both trees but this will be postponed until the fall upon recommendation by the certified arborists. No houses were sold in April.

President's Report: Given by Greg Stilson. Greg reported that George Farias will procure an encroachment permit from the County Planning Department to make improvements to the Mt. Muir island.

Treasurer's Report: Given by Greg Kamman. Greg noted that the financials were in good order with income up and expenses down.

Unfinished Business: Horseowners Committee: Given by Dale Miller. Dale reported that the Committee met May 5th and divided into smaller committees to complete tasks. They are in the process of revising the lease documents and the pasture area is in the process of being surveyed by a professional survey company.

Cable TV and Internet Committee: Given by Dale Miller. May TV Committee Report. The TV committee met several times since the April LVHA Board meeting to develop a response to the contract proposed by LVC. The committee also met with Betty Naegele and Herb Drake of Lucas Valley Cable to discuss changes to the agreement.

In addition to maintaining the cable system that allows LVHA members to receive the broadcast TV channels from the antenna on the hill, LVC, as a private for-profit corporation, offers LVHA members the opportunity to purchase phone service, expanded TV service, and internet service. Because LVC is a private company that wishes to continue to provide services for the next three years, the TV committee is proposing to remove any restrictions in the agreement that would restrict LVC's ability to set its own rates and otherwise manage its business so long as it maintains the cable so that members can receive the broadcast channels.

The TV committee is still working on determining the monthly fee paid to LVC for maintaining the cable system that provides the broadcast TV channels to the members. LVC has requested an 8.6% increase over the previous contract.

The discussions with LVC are continuing. When the parties have reached an agreement the contract will be presented to the LVHA Board of Directors for approval.

Respectfully submitted, Dale Miller, Board Liaison, Tim Irish, Committee Chair, Vernon Smith, Michael Teper.

Zoning and Planning Committee: Given by Greg Kamman. Greg reported that a consultant was hired by LVHA as a result of the motion passed at the last meeting to review the EIR regarding rezoning and high density housing in the valley. The company has generated a response as a result of reviewing the EIR and will submit it to the County. They issued a list of items that the County missed in the EIR and questioned whether the County complied with CEQA (California Environmental Quality Act) which looks at all aspects affecting the environment, water and adverse impacts to the community.

Public Improvement Committee: Given by Greg Kamman. Greg reported that the PIC procured three bids for correcting the drainage issue at the upper courts. A contractor needs to be chosen and the timing figured out.

New Business: Appoint New Committee Members. Two people applied to the Legal Committee. Greg Stilson asked for comments. Bob Schellenberg stated he would like to see lawyers on the legal committee. Maggie McCann stated that she would also like to see some lawyers on the committee.

Motion: Dale Miller moved that Steve Rule be appointed to the Legal Committee for a period of two years. It was seconded by Greg Kamman and approved four to one. Bob Schellenberg voted nay.

Motion: Greg Kamman moved that Patrick Hunter be appointed to the Legal Committee for a period of two years. It was seconded by Maggie McCann and approved four to one. Bob Schellenberg voted nay.

Motion: Bob Schellenberg moved that Debra Golden be appointed to the Welcoming Committee for a period of two years. It was seconded by Dale Miller and unanimously approved.

Items from Homeowners: A horse pasture renter asked that the Board explain the boundary changes being made at the pastures. Dale Miller said he would.

A homeowner asked if what she read in the last month's minutes was correct that the proposed remodel cost was between 1.3 to 1.8 or two million dollars. Another homeowner asked about the playground saying it had just been redone two years ago. The Board reminded everyone that this was just a preliminary cost and that the designers would be at the June meeting and that everyone should attend this meeting. The PIC explained that some of the changes were needed to satisfy ADA compliance.

Revenue Ruling 70-604. Motion: Revenue Ruling 70-604 states that any excess income from the previous year shall be applied against the subsequent tax year member assessments. Motion: Dale Miller moved that the Revenue Ruling 70-604 be added to the ballot as it requires a quorum and there is rarely a quorum at a meeting. It was seconded by Greg Kamman and unanimously approved.

Adjournment of Board Meeting: The meeting was adjourned at 8:13 PM.