

Minutes of the LVHA Board Meeting

June 19, 2013

Meeting Called to Order: 7:30 PM.

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

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

Guest Speaker: Studio Green Landscape Architecture gave a presentation of the proposed changes to the LVHA community areas. It included changes and improvements to the upper courts' landscaping and drainage problem, improvements to the lower courts' landscaping and extensive remodeling of the exterior of the club house and pool area. The respective preliminary estimates are: Lower courts \$172,854; Upper courts \$292,251; and Club house/pool area \$1,330,032.

Approval of Minutes: Dale Miller moved to approve the minutes of the May 15th, 2013 meeting. It was seconded by Greg Stilson and unanimously approved. Dale Miller moved to approve the minutes of the Executive Session of May 28th, 2013. The motion died for lack of a second. Greg Stilson stated he had not read them yet and asked that the item be tabled.

Office Manager's Report. Community Center: The fourth and fifth grade end-of-school-year parties were held here last week and all went very well with only one minor mishap.

The homeowners Friday night BBQs have begun. The 2nd one is scheduled for June 28th.

A Waterlogs reunion is scheduled for June 29th. **Office:** Third quarter statements will be sent out next week. Dues are due by July 31st. **Pool News:** The pool has officially opened. Hours are daily 1 – 7 PM weekdays except Wed and Friday when it will remain open until 8 PM. Sat. and Sun hours are 1 – 6 PM. The wading pool had two significant water leaks. Both have now been repaired.

Landscape: George Farias returned to the County Planning Department this week to inquire how the permit was coming along for minor improvements to the Mt. Muir Island. He was told that Oak trees were not acceptable as they would be too high and too wide. They also want a letter from the Association stating that LVHA will be responsible for any maintenance of the island going forward.

Miscellaneous: Two houses were sold in June; 2 Mt. Darwin and 33 Mt. Rainier. The others on the market are in escrow.

President's Report: Given by Greg Kamman. Greg thanked fellow board members and stated that it had been a pleasure working with them. He also noted that Greg Stilson did a fantastic job as president stating that they are "tough shoes to fill".

Treasurer's Report: Given by Bob Schellenberg. Bob thanked the Finance Committee for their diligent work on researching loans for the remodel project. They interviewed three banks and received three preliminary possibilities. Most require that LVHA put up about \$300,000 for a \$1.2 million project without collateral of property for a \$900,000 loan.

Tom Egan explained that after listening to Studio Green's presentation in which the projected cost was to be about \$1.8 million – higher than he anticipated and that the Committee would have to go back to the banks to see if the loan could be increased. Tom explained that LVHA would erode their financial condition and reserve fund if the loan amount were to be increased without raising dues significantly. The other possibility was to do the project in phases borrowing less.

Items from Homeowners: Firebreaks. Ron Marinoff reminded all homeowners living along the perimeter of open space to cut their firebreak of at least 50 feet and preferably 100 feet. If not they will have a visit from the fire commissioner. He thanked those who have cut their firebreaks and asked that everyone work together to prevent a fire especially given the extreme wind in the valley lately.

Housing Element. Meehyun Kurtzman stated that the County Planning Commission would be holding a hearing on June 24th regarding the High Density Housing issue with a decision due July 8th. From there it would go to the Board of Supervisors. She reminded anyone interested in this important issue to attend the meetings.

Masters Swim Group. Steve Rule presented the Board with a letter from the Masters Swim group asking to continue the Masters swim time beyond the end of the swim team season. They want to continue the early morning practice through the close of the pool in September. They would also like to add swim practice time on Tuesday and Thursday noon to 1 PM.

He also presented the Board with a petition that he collected at the swim meet asking that the pool be kept open all winter so that the Masters could continue their early morning practice on Tuesday, Thursday and Friday mornings from 5:30 – 6:30 AM.

The Board advised they would take this under advisement as it was not on the agenda and they need time to consider the proposals presented as the costs of heating the pool for a small group in winter needed to be looked at. Steve asked that the Board schedule a special meeting to consider their proposal before the regularly scheduled meeting in July.

Motion: Dale Miller moved to table the issue to the next meeting. It was seconded by Bob Schellenberg and unanimously approved.

Committee Reports:

Cable TV and Internet Committee: Given by Dale Miller. Dale reported that a draft agreement was presented to Lucas Valley Cable and were expecting a response soon. The Committee is working on setting up a meeting to discuss basic channels required to be provided to members.

He explained that Comcast will offer service to the community after installing an underground system and will have an exclusive marketing agreement with LVHA. As part of the contract LVHA will provide free advertising in the Valley Vibration for five years. Comcast will not trench on private property unless specifically requested by a homeowner.

PIC Committee: Given by Dale Miller. Dale noted that the Committee is requesting removing the Linda Senf sign and corresponding plants in order to investigate designs for a new sign. The Board felt this could be accomplished without removing the sign at this time.

Motion: Greg Stilson moved to accept the bid from Sonoma Marin construction to repair drainage at the upper courts in the amount of \$26,060. It was seconded by Bob Schellenberg and unanimously approved.

50th Anniversary Party: Mike Tar presented a budget for the 50th anniversary party on behalf of his wife, Pavati Zeno. He explained that she has extensive experience putting on large corporate parties and worked diligently to plan an event in keeping with a limited budget. At a prior meeting the Board approved \$2500 as a preliminary figure. Pavati estimated \$3500 for roughly 125 guests as a minimum which would include purchasing food at Costco and hiring four people to help with serving and clean-up. Maggie McCann suggested she would discuss it with the committee and try to get the cost down to the original amount approved.

Horseowner Committee: Given by Dale Miller. Dale explained that a revised lease was being reviewed by Dave Feingold and would be completed soon. A policy document was also being re-written and would accompany the lease.

Unfinished Business: Mt. Muir Island. Bob Schellenberg explained that the plan to improve the island hit a snag when the County would not approve the plan to plant two Oak trees in the island stating that the trees could not go over 14' in height or extend beyond the curb. As a condition of granting the permit for the work, the County of Marin requires LVHA to agree in writing to pay for all maintenance to the island from now on. Other suggestions have included planting crepe myrtle trees hoping that they could survive the summer without water after the first three years. Another

suggestion was to lay river rocks but the prior approval of \$3500 for the project did not include cementing in the rocks which would add significantly to the cost. The landscaper explained that they would be stolen if not cemented in. Bob Schellenberg stated he would revisit the County in an attempt to clarify what they will accept.

New Business: Rogers Reimbursement: John and Andrea Rogers asked the Board for reimbursement of approximately \$4,000 in legal fees they incurred resulting from a dispute over a fence at the horse pasture. The Board would discuss the issue after the meeting.

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

Motion: Dale Miller moved to appoint Mark Neely to the ARC for a period of two years. It was seconded by Greg Stilson and approved four to one. Greg Kamman abstained.

Motion: Dale Miller moved that a thank you be sent to Maida Brankman for submitting an application to the ARC explaining that there was only one position available. It was seconded by Maggie McCann and unanimously approved.

Motion: Dale Miller moved to approve Mel Jung to the Welcoming and Emergency Response Committees for a period of two years. It was seconded by Maggie McCann and unanimously approved.

Motion: Greg Stilson moved to approve Betsy Glover to the Emergency Response and Welcoming Committees for a period of two years. It was seconded by Dale Miller and unanimously approved.

An application was submitted by Bill Jordan to be chair of the Pool Committee. The Board did not approve this due to a conflict of interest as Bill is on the Swim Team Board and could not vote on both sides of a contract issue. This would be discussed further at a future meeting.

Adjournment of Board Meeting: The meeting was adjourned at 10:20 PM.