

Minutes of the LVHA Board Meeting

July 17, 2013

Meeting Called to Order: 7:32 PM.

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

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

Approval of Minutes: Greg Stilson moved to approve the minutes of the June 19, 2013 meeting. It was seconded by Dale Miller and carried unanimously.

Greg Stilson moved to approve the minutes of the Executive Session of May 28th, 2013. It was seconded by Dale Miller and carried unanimously.

Bob Schellenberg moved to approve the minutes of the Executive Session of July 15th, 2013. It was seconded by Maggie McCann and carried unanimously.

Office Manager's Report. Community Center: The 3rd Friday night BBQ is schedule for this Friday, July 19th with the next two on Aug 2nd and Aug 16th. The pool is open those nights until 8pm. Bring your food to BBQ and enjoy the later swimming hours. **Office:** Third quarter statements were sent out. Dues are due by July 31st. **Tennis Courts:** George Farias of Farias Gardening Service recommended that the arbor at the lower courts be removed as he feels it is in danger of falling. It no longer provides shade. His estimate is \$100 so it was authorized.

At the last meeting I was asked to get the drainage project going at the upper courts. I am waiting for the Sonoma Marin Construction contract. The contract must come from Studio Green and the person who can provide it is on vacation. I hope to receive it by the end of the month. **Miscellaneous:** 9 Mt. Darwin Ct. is in escrow or may have sold - I don't have word yet from the title company. Two other houses fell out of escrow so there are four houses on the market that I know of.

I've been asked to mention a few things for the PIC to keep in mind as they work on the landscape/hardscape renovation. One is that the chlorine needs to be in a separate closet, as it was remodeled when the restrooms were completed, and not in the pump room as the fumes corrode equipment. Another is that the County may require all the pipes to and from the pool be re-plumbed to meet current standards of four times turnover of the water in 24 hours rather than the three times we are currently getting and grandfathered in for. This may trigger reconfiguration of pump room equipment. Another item is that the latch on the front gate has to be self latching when the gate closes when no guard is on duty (even if covers are on the pool).

President's Report: Given by Greg Kamman. Greg reported on action that was taken at the Executive meeting of July 15th. The Masters Program has been granted use of the pool through September 29th under the existing contract.

The Board and the LVHA attorney have reviewed the new horse pasture lease. Greg thanked Dale for the tremendous number of hours and hard work that he has put in on the horse pasture issue stating that "we owe him a debt of gratitude". Horse pasture renters Mr. and Mrs. Rogers requested reimbursement of legal fees but this request was denied. In the future the billing and collection of horse pasture rents will be done by the LVHA office (as it once was).

Greg thanked everyone for their patience with the utility projects unfolding on Idylberry Road and the various outages.

Greg explained that a number of people from various neighborhoods are having organized meetings with supervisors Adams and Rice regarding the Zoning and Housing Element issues in the valley. Greg explained that if the areas west of Las Gallinas are dropped from the list of areas slated to be rezoned then any construction in the future would have to go through CEQA compliance. He reported that Supervisor Adams is interested in meeting with the HOA. The next Board of Supervisors meeting is July 24th at 1pm.

Treasurer's Report: Given by Bob Schellenberg. Bob thanked the Finance Committee for the hours spent researching loans for the remodel projects. He stated that expenses and revenue were tracking as budgeted for the first half of the year.

Winter Swim Program. Steve Rule presented the Board with a proposal from the Masters Swim group asking to continue the program in winter and add others for children. He stated that the team would join the MSL to pick up necessary insurance. Steve asked for a response from the Board tonight as they want to start marketing and advertizing for the program. They would like the first session to start in September and go through November with a second session from January through February. Some board members were concerned that the September start date would cause problems as it is the Indian summer of Lucas Valley when many homeowners enjoy the quiet time at the pool. They suggested the program start in October. But Steve stated that they could lose kids to other teams that start in roughly mid-September. The Board was also concerned that

the pool not be left vacant in December as it is too costly to keep heated and not have anyone paying for its use. And the cost to turn it off and reheat in January is prohibitive.

The Finance Committee presented a breakdown of costs to run the pool all year. This breakdown included basic costs just to have the pool with no use and the costs to run the pool at various months heated. The costs increase dramatically in the winter. October through April runs \$3,770 per month in addition to the basic cost of \$19 per hour using Steve Rule's suggested hours of operation.

The Board thanked the Finance Committee for the many hours of work to assess the costs plus the wear and tear to run the pool year round.

Motion: Greg Stilson moved that the Board create an exploratory committee to work with LVST, Pool and Finance Committee to explore the costs and schedule for a winter swim program. The Board Members would be Maggie McCann, Bob Schellenberg, and Greg Stilson. It was seconded by Bob Schellenberg and unanimously approved.

Motion: Dale Miller moved that the board accept the Finance Committee report. It was seconded by Bob Schellenberg and voted aye by Maggie McCann, Greg Kamman. Greg Stilson opposed.

Ron Marinoff thanked the committee for coming up with an accurate report of the costs and for giving the board a tool to use for future boards so that the wheel does not have to be reinvented.

Items from Homeowners: Swim Lessons. Lea Reizman made a request to the Board to be able to give lessons using the LVHA pool during the first hour it is open to homeowners. The Board advised that there had been problems and adversity in the past with this but that she should submit her proposal to the Pool Committee.

Holiday Tree Lighting: Tad Jacobs requested use of the parking lot on December 1st, 2013 for the Annual Holiday Tree Lighting hosted by his family.

Motion: Dale Miller moved to grant permission to Tad Jacobs and family the use of the parking lot for the Holiday Tree Lighting. It was seconded by Greg Stilson and carried unanimously.

Thanks to LVC: Ron Marinoff thanked Lucas Valley Cable for getting the system back up and running quickly after the various accidental outages caused by the construction projects along Idylberry Road.

Horse Pasture: Eric Egan requested information about the horse pasture lease and when it would be available as his family has purchased a horse and have been waiting to rent a pasture. His questions would be answered during the committee report.

Committee Reports:

Horseowners Committee: Given and submitted by Dale Miller.

A revised lease for the horse pastures has been approved by the LVHA Board. All horse owners will be asked to sign the new lease. The survey of the pastures has been completed.

Members of the Equestrian committee are developing a checklist for the pasture rental process. The policies and rules document for the horse owners is being revised. These items comprise a package for the rental process and information for new owners.

A meeting is being scheduled with the equestrian committee to discuss the new lease and management procedures.

The steps that the Board approved on April 10, 2013 for changing the fence line between Pastures 1 and 2 are in progress. However, because of the need to respond to letters from attorneys it is taking longer to make the changes than originally planned. One of the reasons for changing the fence line is to provide shade for the horses in Pasture 2.

The horse in Pasture 2 has been suffering from health problems that required emergency treatment at UC Davis that were due to the lack of shade. The tenant in Pasture 2 is requesting permission to temporarily use vacant Pasture 5 or Pasture 10 for shade for the horse until the fence between Pasture 1 and 2 is moved.

Motion: Dale Miller moved to authorize renter in pasture number 2 be permitted to use pasture number 10 temporarily on an as needed basis for shade until the new fence is installed between pastures 1 and 2. It was seconded by Maggie McCann and carried unanimously.

Fire Commissioner Report: Given by Ron Marinoff. Ron had good news to report. He stated that Marinwood Fire Dept. signed a contract with San Rafael which will result in a paramedic on duty on the 1st response engine. He reported that the taxpayers of Upper Lucas Valley had been paying for this all along but it had not happened until now. In the past ULV had to wait for an ambulance for a paramedic but now one shift will have the paramedic on duty with the other two to be added by the end of the year.

PIC Committee: Given and submitted by Dale Miller. The PIC Committee has completed the initial design work for the Community Center and Tennis Court projects.

The next step is for the Board of Directors to determine how the project will be financed and approve the preparation of the drawings that would be needed to obtain the building permits. The PIC cannot go any further with this project until the Board approves the next step.

Bob Schellenberg reported that the Finance Committee has spent considerable time working with banks to try to get a loan for the remodel projects.

Tom Egan gave a synopsis of what the various banks are requiring for a loan to remodel the landscape and hardscape of the center. Two banks backed out without a collateralized loan. Union Bank will require a 20% dues increase for a \$1.3 million project and for \$1.8 million they will require a 39% increase in dues with a \$15,000 monthly payment. Bank of Marin withdrew the initial offer of a non-collateralized loan. A collateralized loan would require a vote of the membership. Bank of Marin would require a dues increase now with the loan refinanced in ten years with a monthly payment of \$8052. Interest was calculated at 5%.

Cable TV and Internet Committee: Given and submitted by Dale Miller. The LVHA TV Committee met with Betty Naegele and Herb Drake of Lucas Valley Cable yesterday to finalize the agreement for LVC to continue to provide the broadcast TV channels to LVHA members and to use the LVHA cable to offer expanded television, Internet, and other services to the community.

The committee had initially desired to reach an agreement for LVC to provide the services for five years, but has agreed to LVC's request to limit the agreement to one year with provisions for extending the agreement. The new agreement provides for a slight increase in the monthly fee for maintenance of the system to provide the broadcast TV channels and eliminates the requirement that LVHA maintain a separate reserve account for the cable system. The new agreement will begin on October, 2013 when the current contract expires and continue to October, 2014. The committee is recommending that the Board of Directors approve the contract when it is presented to them at the next Board meeting.

As the Board Liaison to the committee, I would like to thank Betty Naegele and Herb Drake for working with committee to renew the agreement.

I would also like to thank Tim Irish, Chair of the Committee and Vernon Smith and Michael Teper for the many hours and many meetings they have spent working on this agreement and for their dedication to ensuring that the LVHA community has access to excellent television and Internet services.

Welcoming Committee: Given by Debra Golden: Debra reported that the committee is starting up once again after having been dormant for the last few years. She has requested \$1500 from LVHA for committee activities as they would like to welcome new owners going back two or three years. The board indicated that there is \$500 in this year's budget with only six months to go and that her request will be considered when the Finance Committee is working on the budget for 2014. Maggie McCann pointed out that the 50th Anniversary Party scheduled to take place on Aug. 24th will also welcome new members to the community.

Unfinished Business: Mt. Muir Island. Bob Schellenberg explained that this project has dwindled as the County has put more constraints on the Association's request. They would require that the LVHA take over responsibility and maintenance of the island which is not in the best interest of the HOA.

New Business: USA North Contract. LVHA has contracted with USA North, the company that provides notice to utility companies when a company wants to dig for a construction project on streets or sidewalks. This gives the utility company time to mark where their utilities are located underground.

Hand Rails for Stairs. Bob Schellenberg has received a request from a homeowner that LVHA install hand rails on the steps near the restroom and on the steps going up to the wading pool. Bob requested that Janice acquire bids.

Maggie reminded everyone to save the date of Aug. 24th for the 50th Anniversary Party of the formation of LVHA.

Adjournment of Board Meeting: Motion: Greg Stilson moved that the meeting be adjourned. It was seconded by Bob Schellenberg and carried unanimously. The meeting was adjourned at 10:00 PM.