

Minutes of the LVHA Board Meeting

September 18, 2013

Meeting Called to Order: 7:35 PM.

Present were: Bob Schellenberg, Dale Miller, Maggie McCann and Greg Kamman. Greg Stilson arrived at 8:30 PM.

Approval of Agenda: Dale Miller moved the agenda be approved on the condition that the Swim Team Contract discussion be moved to the last item to allow Greg Stilson to be present. It was seconded by Bob Schellenberg and unanimously approved.

Approval of Minutes: Dale Miller moved to approve the minutes of the Sept 3, 2013 Board of Directors meeting with the correction of the date to show Sept 3 (not 5th). It was seconded by Bob Schellenberg and carried unanimously.

Office Manager's Report. Community Center: LVHA would like to thank the anonymous homeowner for donating the new toddler swing - to replace the broken one.

Office: Fourth quarter statements will be sent out next week and will be due by Oct. 31st.

The office manager will be on vacation the month of October returning the last week on the 28th. Annette Lowder will be filling in a couple mornings a week to take messages and handle emergencies.

Pool News: The County pool inspector performed an inspection today of the pool, bathrooms and pump rooms. We have some minor infractions – one being that the rope is no longer attached to the ring which will be taken care of this week, otherwise we did very well.

Tennis Courts:

Sonoma Marin Construction should be contacting LVHA any day now of the start date for the upper courts drainage project.

Miscellaneous: Homes that have sold are: 1111 Idylberry Road and 1280 Idylberry Road. Homes with offers that I know of are: 17 Mt. Rainier Ct., 1117 Idylberry Road and 228 Mt. Shasta Drive which had several offers.

The Finance Committee asked that I check into the cost of additional Insurance: LVHA now has a \$4 million umbrella policy for \$1545 (plus a \$1 mil gen. liability policy).

A \$5 mil umbrella policy would cost \$1705, while a \$6 mil umbrella would cost \$2105 and for every one million increase after that it is roughly another \$400 increase. The Board will consider whether or not to increase the insurance at a future meeting.

President's Report: Given by Greg Kamman. Greg reported that given the cost of over \$1 million for the project he would like to establish a committee to get the word out to the community about the proposed renovation project and ADA improvements, related costs and preferred methods of coming up with the funds for the project.

Treasurer's Report: Given by Bob Schellenberg. Bob reported that there were three ways to fund the project: dues increases, collateralize LVHA property or do the renovation in stages. The committee will take these into consideration.

Items from Homeowners: The Board requests that members submit their items to be discussed in advance so that the Board can better address the questions or issues.

A homeowner reiterated Greg's comments that the Board get the word out to the community about the cost of the project including the cost of each portion of the renovation project so that homeowners can make a more informed decision. Another homeowner asked that the Board differentiate between the ADA costs and other parts of the project.

A member asked if there was any word on when Comcast would be finished with their project. Tim Irish explained that Comcast was rushed into installing the conduit under Idylberry Road before the repaving was done. Now they are regrouping and completing other parts of the

project they would have completed before. They are also waiting for additional permits from the County and additional PG&E installations.

Committee Reports: Cable TV and Internet Committee: Given by Dale Miller. Dale thanked Tim Irish, Michael Teper and Vernon Smith who spent an inordinate amount of time working on and negotiating with LVC to complete the contract. A member of the audience asked about why Comcast was given exclusive advertising rights in the Vibration. It was explained that this was part of the agreement with Comcast and that LVC could advertise in any other medium such as the Marin Independent Journal.

Welcoming Committee: Given by Betsy Glover. Betsy reported that the Committee of seven was pleased that their efforts paid off with the success of the 50th anniversary party. They will reach out to new owners going back a ways by planning a party in November. But it was explained that the committees' budgets were depleted with the anniversary party. Betsy explained that the committee is exploring the idea of having an LVHA Facebook page and a roster of members. They will coordinate with the Emergency Response Committee to help with updating emergency forms.

Unfinished Business: LVC Contract. Dale Miller reported that the contract with LVC was signed for a period of one year.

Equestrian Committee Chair. Dale Miller reported that the Committee has seen quite a few changes of late with new leases, new fences and new committee configurations. He thanked Tad Jacobs for his fine work chairing the committee for several years.

Motion: Dale Miller moved to appoint Jennifer Dow as the new chair of the Committee. It was seconded by Bob Schellenberg and unanimously approved.

The Board received estimates for fence work at the pastures. The lowest bidder may have some issues with insurance. This is to be clarified this week.

Motion: Dale Miller moved that the Board authorize the work of the second lowest bidder to rebuild more fences at the pastures in the event the lowest bidder does not provide adequate insurance. It was seconded by Bob Schellenberg and unanimously approved.

Next Steps for Remodel Project.

CSA 13: Ron Marinoff reported that he was writing an article about the history of CSA 13 and how it came to be. He stated that the 285 acres north of LVHA is not in Open Space but in County Owned Open Space which has caused confusion over who has jurisdiction over it. He will provide more information as to whom to call when problems arise at the next meeting.

New Business:

Budget 2014. The Board did not approve the preliminary budget at this meeting because the revenue has not been completed at this time but will be by the next meeting.

Hand Rails. The Board has received two bids for hand rails on the steps leading to the wading pool and the steps in front of the water fountains. **Motion:** Bob Schellenberg moved that the estimate for \$963 be approved for these hand rails. It was seconded by Maggie McCann and approved four to one with Dale Miller voting no.

Intersection at Mt. Lassen and Idylberry Road. The Board discussed the County's request to install a four way stop at Mt. Lassen and Idylberry Road as they felt the current configuration with a yield sign could be confusing. Joy Dahlgren, a retired traffic engineer was asked for her opinion. Joy studied the intersection and recommended that it be left as is stating one reason is that it cuts down on emissions of having all autos stop. But members in the

audience stated that they felt it would be safer for children riding bikes to Miller Creek School and to Dixie School from Marinwood to have the four way stop.

Motion: Bob Schellenberg moved that the intersection be left as is but withdrew his motion after hearing the comments from the audience.

Motion: Greg Stilson moved that the Board make no recommendation to the County stating that the traffic engineers are trained in this area and is not the expertise of the Board. It was seconded by Bob Schellenberg and unanimously approved.

Marinwood Tennis Agreement: The Board agreed that the Marinwood CSD tennis lessons on the LVHA lower courts could continue for the fall session as have been for the last couple years.

Committee Applications: Equestrian Committee: The Board discussed the new committee member applications of Andrea Rogers and Suzanne Egan that came in for the Equestrian Committee stating that there were already five on the committee and they felt that that should be the limit on the committee. They also noted that they were looking for a couple non-horse owner volunteers to join the committee and that committee members would be adjusted at that time. **ARC Committee:** The Board also had committee applications from Aaron Munter, Meehyun Kurtzman, and Maida Brankman for the ARC. There is an opening on the committee but the Board felt it should be advertised in the newsletter first. The Board will then make a decision at the October meeting.

Swim Team Contract: The Board appointed negotiating committee and the Swim Team have agreed on a contract with one minor exception. The amount a non-resident of LVHA must pay was in question. The negotiating committee felt that \$50 per family per year was a fair amount to ask. Some swim team members felt that it was too high. Dale Miller explained that this was only \$10 per year per person for a family of four when LVHA families pay \$640 per year in dues to use the pool. He stated that LVHA is looking at over one million dollars in renovations and homeowners have been paying dues into the reserves for this project for a long time. Maggie McCann noted that the Pool Committee's recommendation was to charge \$50 per person and \$75 per family. They felt that this was still lower than what other pools in the area charge.

Motion: Greg Stilson moved that the Board accept the contract with the figures agreed to including the non-member fee of \$50 per individual in Masters or per family per calendar year. It was seconded by Bob Schellenberg and approved four to one with Dale Miller voting no. Bob Schellenberg noted that many hours of work with several committees including the Swim Team Board went into this contract and they felt it was fair to swim team.

Adjournment of Board Meeting: The meeting was adjourned at 9:45 PM.