

Draft Minutes of the Board of Directors Meeting.

Wed, Oct 16, 2013

Meeting called to order: 7:35 p.m.

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

Approval of Agenda: Greg Kamman moved to approve the agenda. It was seconded by Maggie McCann unanimously carried.

Approval of Minutes: Bob Schellenberg moved to approve the minutes. It was seconded by Maggie McCann unanimously carried.

Business Manager's Report: None – on vacation.

President's Report: None.

Items from homeowners:

1) Mt. Muir island – Mt. Muir homeowners want to know status of improving the island. They feel it has been on the waiting list for quite a while. Bob Schellenberg updated the Board and homeowners on the status. The County says they own the land but we, LVHA, can make improvements to the island. If we do work on the island we would assume the liability. The other issue is the maintenance of the island. The LVHA would like to plant when the rains start. A new CSA 13 representative has been helpful in dealing with the Mt. Darwin island. Bob Schellenberg will contact the representative to see how they can work together.

2) The affordable housing proposals came up for discussion. Vic Reizman noted Susan Adams has approved the housing project. Meehyun Kurtzman discussed the current proposed designation of 100% Affordable Housing development on Big Rock Deli/Creekside Office, Rotary Field and the Grady Ranch. She stated that the housing element affects all identified 32 sites for the next ten years. The Marin Community Alliance (MCA) is working with legal counsel to fight the plan and wanted the support of the LVHA.

She would like the Board to post the MCA to the LVHA website, promote their position in the Valley Vibration, and start a fundraiser to donate to a fund to fight the development.

3) ARC - Bob Schellenberg received a request from the ARC chairman that they need more members. The Bylaws say that you can only have 5 voting members. They can add alternate members. It is fine with the LVHA Board to add alternate committee members. Bob will get back to them that they can add non-voting members. A question came up about openings on the ARC that have been posted in the Vibration. Shelly Munson asked this question about who has left and what were the openings. There have been some changes to the committee.

4) Comcast boxes – a homeowner at 1330 Idylberry asked about the green box recently installed in his neighbors' front yard. Tim explained that Comcast is installing the boxes on County owned property. This work is not complete. Comcast will be attending to items such as the temporary gravel. This will be replaced with asphalt when the installation is complete. All exposed pipes will be covered when the installation is complete.

Equestrian Committee – the fences have been installed. The Egan contract has been approved and signed. Contracts have been completed for pasture 8 and 10. Greg Stilson moved to approve horse pasture contracts for 8 & 10 for the families interested. It was seconded by Bob Schellenberg and unanimously approved.

Public Improvement Committee – LVCC remodel – Gary and April Scharlach have resigned from the project due to the inertia of the project. Greg Kamman said he is ready to take a vote from the community. He and the Board discussed putting together a survey/ballot to send to the community to decide on what option to move forward on for the remodel.

Homeowner Mary Higgins would like to see the ADA component of the project assessed and prioritized. Ron Marinoff suggested that the projects be separated - the LVCC, the tennis courts, etc. so that it is not to be collateralized.

Greg Kamman stated that the next steps for renovation - the board needs a vote from the community on the plan. The options need to be clarified.

Welcoming Committee – Debra Golden, Chair of the Welcoming committee put forth a proposal to change the name to Social Committee. The Social Committee would encompass welcoming new homeowners (gift bags, biannual welcoming gathering, ongoing as needed), Holiday Celebrations (Christmas, Easter, Halloween) and an Annual Party (Adults Only). Their proposed budget for 2014 would be \$10,000 – broken out as follows: Welcoming events \$2,500, Holiday events \$2,500 and Annual Party \$5,000.

Greg Kamman explained that all committees had one chair and the meetings are open to all homeowners.

Maggie explained the background of the social committee. She and other homeowners also discussed how some events in the past were executed with a small budget, i.e., the Halloween party and Easter egg hunt, keeping with the child focused nature of these events. The annual Christmas event has been generously hosted by the Jacobs family.

Unfinished Business: Ron Marinoff stated that the Finance Committee needed the Board to approve the preliminary budget for 2014. The final budget will be approved at the November or December meeting. **Motion:** Bob Schellenberg moved to approve the preliminary finance budget for 2014. It was seconded by Greg Stilson and unanimously carried.

Motion: Bob Schellenberg moved to create an ad hoc Social Committee that will have Welcoming, Holiday and Annual party tasks. Greg Stilson 2nded and all voted in favor.

Ron Marinoff will come back to the Board with a recommendation from the finance committee with a 2014 budget for the Social Committee.

New Business: Mt. McKinley intersection at Idylberry - Homeowner Michael Gralnick would like to see a 3-way stop sign at this intersection. He has had some near misses with cars almost hitting him and his children as her walks/bikes them to school in the morning. Michael contacted the County and was given the impression that the board needs to recommend the 3-way stop sign be installed.

The County will review the intersection on 3 random dates to determine if the quantity of traffic warrants installation of a 3-way stop sign. Greg Kamman will follow-up with the County representative regarding the traffic study.

Motion: Greg Stilson moved to adjourn the meeting. It was seconded by Bob Schellenberg and unanimously carried. The meeting was adjourned at 9:20 p.m.