

**Minutes of the LVHA Board Meeting - Additional**  
Sept 5, 2013

Meeting Called to Order: 7:34 PM.

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

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

Approval of Minutes: Dale Miller moved to approve the minutes of the July 29, 2013 meeting with the correction of item #10 to state "the President will sign all *existing* leases for horse pastures". It was seconded by Maggie McCann and carried unanimously.

Office Manager's Report. None.

President's Report: Given by Greg Kamman. Greg reported that he had received an Assignment of Rights form from a homeowner assigning his membership rights to the tenant residing on the beneficial owner's building site. However there was some question as to what rights this affects. Dale Miller stated that LVHA would need to refer this to the lawyer. Greg Stilson agreed to take it up with the lawyer.

Treasurer's Report: None.

**Items from Homeowners:** A homeowner asked when a particular pasture would be available that she has requested to rent. It was explained that some of the fences are not in good order and that LVHA would have to make repairs prior to occupancy. Another homeowner stated that she had applied for another pasture and was told it was available but is now being told it is not. It was explained that that particular pasture also had the same issue of inadequate fencing. A horse pasture member stated that he felt the pasture was usable as is. Another member suggested that the specifications for the new fences be reviewed because a pasture fence must have certain specifications so as not to pose a danger to the horses. A lengthy discussion ensued with the admonition to not purchase a horse until a pasture is definitely available.

**Unfinished Business:** Horse Committee: There was discussion as to how many members should be allowed on the committee. Dale Miller also suggested that there be some non pasture renters on the committee. A pasture renter suggested that that would be fine only if the person had some experience and was familiar with equestrian particulars. A comment was made that it would probably be difficult to find someone to volunteer for this committee that does not own a horse. No decision was made at this time.

**Revised lease document:** The horse pasture lease has been revised again taking out the property insurance requirement since that does not apply in this application. The comprehensive liability insurance is what would apply in the event of an accident even if there was property damage.

**Motion:** Dale Miller moved that the Board approve the revised horse pasture lease. Greg Stilson had various minor concerns and questions about the document. One question had to do with the different measurements for a horse, pony or mini. He pointed out that the document should not only state that no lessons or camps for a fee be allowed but none should be allowed even for no fee. He also noted that the document refers to a paragraph "a" but he can find no paragraph "a" in the document. He thought that the document should state that if the lessee has no insurance that the lease is invalid. But it was pointed out that the document states that one must have insurance and if they did not then there would be no lease. Greg Stilson stated that he did not want these concerns to hold up the acceptance of the lease. It was seconded by Maggie McCann and carried unanimously.

Pasture 5 & 6 fence modification: Dale Miller reported that there was a building in the way of moving the fence which will provide more shade to one of the pastures. The prospective lessee has agreed to move it to. Doug Charlton noted that the last fence built was extremely expensive per foot and suggested that the horse owners have a volunteer day as they have in years past. He said they could complete it within two days and that the materials would be less than \$10 a foot.

**Motion:** Greg Stilson moved to approve up to \$5,000 to move the fence between pastures 5 and 6 after acquiring three bids. It was seconded by Dale Miller and unanimously approved.

**Motion:** Dale Miller moved that the Board approve the lease for pasture 5 once the fence and barn are moved and all other conditions are met. It was seconded by Greg Stilson and unanimously approved.

Dale Miller reported that other fences have been reviewed and steps will be taken to make improvements. They are in the process of working on pastures 8 and 10.

All leases have been terminated. New leases can be signed by existing members and signed by the President.

**Horse Committee chairperson:** Motion: Greg Stilson moved to appoint Tad Jacobs as the chair of the committee. Motion failed due to lack of second.

**Housing Element and Board of Supervisors Meeting.** Greg Kamman noted that the County Planning Department approved the Housing Element. It will go before the County Board of Supervisors on Sept 17<sup>th</sup>. They will be outlining which parcels will be included and which will be dropped from the list of potential building sites for low to moderate income high density housing. Meehyun Kurtzman suggested that the board look into creating a local community plan for the upper Lucas Valley area. She said this is basically a vision plan for Lucas Valley and that this can have some influence with the County.

Meehyun explained that two community groups have been formed: one is an educational community group (501© 4) that educates the community on housing issues and the second is the Marin Alliance for Planning Sensibly (MAPS) (501© 3) for legal challenges to the deficiencies in the EIR.

**Next Steps for the PIC projects.** Discussion of the remodel projects included how to pay for the project and whether to scale back the project so that it would be easier to get a loan from the bank without collateralizing property or raising dues significantly. A concern reiterated was that not enough of the community is aware of the cost of the project. The conversation included suggestions to get the word out to the community. Some suggested using billboards, the newsletter and a mailing that would require the members to vote.

**Winter Swim Contract:** Maggie MaCann reported that the group did receive enough sign ups to run a winter program. Maggie noted that the Finance Committee has recommended some changes to the contract to the Board. This revised contract should be presented to the Board prior to the Sept 18<sup>th</sup> meeting.

**LVC Contract:** LVC and LVHA have negotiated a contract for one year with a payment to LVC to maintain and provide the broadcast channels. LVC recently communicated to the Board that they disagreed with the Comcast contract regarding exclusive marketing rights given them. Dale noted that if the contract were not signed by Oct 11<sup>th</sup> there would be no contract.

**Motion:** Dale Miller moved that the contract with LVC be approved and signed by LVHA. It was seconded by Greg Stilson and unanimously approved.

#### **New Business:**

**Damage to Cable System:** LVC is concerned that construction by contractors can damage the cable system and LVC would like the LVHA to approve repairs in advance as these are emergencies.

**Motion:** Dale Miller moved that LVC be authorized to make repairs to the cable system not exceeding \$5,000 if the utility companies or road crews damage the LVHA cable system. It was seconded by Greg Stilson and unanimously approved.

Adjournment of Board Meeting:

**Motion:** Greg Stilson moved to table the additional items on the agenda to the September 18<sup>th</sup> meeting and adjourn this meeting at 9:59 PM. It was seconded by Maggie McCann and unanimously approved.