

## **Minutes of the LVHA Board Meeting**

February 15, 2012

**Present were:** Denis Ford, Dale Miller, Tim Irish, Greg Kamman, and Greg Stilson.

**Approval of Agenda:** Greg Stilson moved to approve the agenda. It was seconded by Tim Irish and unanimously approved.

**Approval of Minutes:** Greg Kamman moved to approve the minutes of the January 18, 2012 meeting. It was seconded by Dale Miller.

**Office Manager's Report: Community Center:** The Easter Egg Hunt will be on March 31<sup>st</sup> at 10am. Tiana Grgurina is looking for someone to take it over so if you feel you can help please call her at 492-8188.

**Office:** Homeowners dues were due by January 31<sup>st</sup>. Please check to be sure that you are paid up. **Pool**

**News:** Mike's Pool and Spa have started up the heaters and the pool should be heated by Friday. We have one more inspection due from the Health Department hopefully this week and then should be done. There are some other small issues but we are working on getting a bid to take care of those.

**President's Report:** Given by Denis Ford. Denis had no report other than to thank those who were in attendance for coming.

**Treasurer's Report:** Given by Greg Kamman: Greg reported that for the first month of the year budget wise all looks good.

**Motion:** Dale Miller moved that the following notice be posted on channel 8 and on BigTent ten days prior to the date on which LVHA quarterly dues are due: "The LVHA quarterly homeowner dues are due on the (month, day, year). If you have already paid your dues, thank you or your prompt payment, otherwise please send your check or schedule your electronic payment to arrive prior to the due date". In addition, no late fees whatsoever are to be forgiven even for members serving on the Board of Directors. It was seconded by Tim Irish and unanimously approved.

**Motion:** Dale Miller moved that the Board send letters to the Lucas Valley Swim Team President and each member of an LVHA committee notifying them that homeowners who are delinquent by 60 days or more in their dues will not be allowed to use the facilities or to serve on a committee. LVHA shall also send a letter and list of homeowners who are delinquent by 60 days or more in paying their dues shall be sent to Lucas Valley Cable requesting that the basic television, channel 8, and FM radio band be disconnected from these homes whose dues are delinquent. It was seconded by Greg Stilson and unanimously approved.

**Items from Homeowners: Board of Directors:** One homeowner in the audience suggested that any member serving on the board ought to be forgiven the homeowners dues as a way to entice members to serve on the board. Although a comment was made that the Davis Stirling Act provides that no board member may solicit or receive any compensation from the association for serving on the board, the member thought that perhaps there may be a way around that. The Board was flattered but did not feel it was necessary to waive dues to entice community members to serve. They also recognized the hard work by many committee members which cannot be compensated.

**Fiftieth Anniversary:** Greg Stilson suggested that LVHA have a party to celebrate 50 years in existence. He thought that a party at the pool would be appropriate this summer since some homes were built before and some after 1962. The Association was thought to have been incorporated in late 1962 or early 1963.

### **Committee Reports:**

**Architectural Review Committee:** Given by Greg Stilson. Greg reported that the committee would like to increase in size from five to seven given that they meet twice a month and they feel the workload warrants it. However, it was noted that the CC&Rs must be changed as they now state there must be five members on the ARC. The Ad-hoc Committee to update the CC&Rs will take it into consideration. It was also suggested that the Committee Chairs remove those members who are not active in order to allow others to join.

**Finance Committee:** Given by Greg Kamman. Greg reported that at the Finance Committee meeting the prior week the fee for swim team members who are not homeowners should be increased. The initial

discussion was to increase it to \$50 but \$35 was also discussed. The Committee would like to figure out a fee structure by the hour and season rather than have to take percentages of the various items.

**Motion:** Dale Miller moved to have an executive session to discuss the issue of pool rental contracts within two weeks. The motion died from lack of second.

**Public Improvement Committee:** Given by Gary Scharlach. Gary reported that April Phillips and he sent a proposal and RFP to remodel the community center landscaping, the upper courts and the lower courts to six landscape architects for review. A site walk will take place February 23<sup>rd</sup> with responses expected by March 9<sup>th</sup>. Concept drawings will be due in June.

**Old Business: Pool Update:** Tim Irish stated that the pool plastering job is complete but that there are a couple of items that will be taken care of in the near future. There are some piping changes in the pump room that are being looked at.

**Extenet Update:** Nothing new has been filed with the County at this time.

**FM Radio Band:** Some months ago LVC requested that they be allowed to drop the FM Radio Band from the TV cable only and in exchange use that bandwidth to significantly increase internet speeds. If removed, the 20 FM radio channels will no longer be available to every homeowner through the Basic Service. Herb Drake reported that he needs a response quickly as more and more people are streaming and it is slowing down the system. LVC has already purchased the equipment necessary. LVHA has requested a reduction in the maintenance fee to reflect the reduced services. Herb suggested that he would waive the annual CPI increase in lieu of the maintenance fee reduction. Dale Miller replied that the CPI has been at 0% the past 5 years. No decision was arrived at.

**Grady Ranch Update:** Dale Miller reported that the County does not know who the spokesperson is for LVHA and that it needs to be clarified. He suggested a letter be sent to the County noting who the Board members are. He volunteered to be the representative at the County hearing on February 27<sup>th</sup> to state that LVHA is not taking a position on the issue.

**Motion:** Greg Stilson moved that Dale Miller be the spokesperson representing LVHA at the February 27<sup>th</sup> hearing on the Grady Ranch project. It was seconded by Tim Irish and unanimously approved.

**New Business: Bees on CSA 13.** A homeowner, Michael Gibson, presented the Board with a proposal from a professional beekeeper to keep hives in a specific spot in CSA 13. He is trying to repopulate the honey bees as many have died out from Colony Collapse Disorder over the last several years. The beekeeper has many hives throughout the Bay Area and will responsibly maintain the hives and split them when necessary to prevent swarming. He would also give LVHA members 10% of the honey each year. A discussion ensued about the benefits and dangers, and the liability to the association. The Board took no action because it does not have the authority to approve commercial activity on the CSA13 open space.

**Reserve Study:** A reserve study must be conducted every three years according to the Civil Code §1365 (a). A reserve study is a list of the major common area components with an estimate of their remaining useful life. **Motion:** Greg Stilson moved that a reserve study be conducted by Association Reserves in San Francisco, for a fee of \$1760. It was seconded by Greg Kamman and unanimously approved.

**Website Postings:** A discussion about who would monitor and what was posted on the LVHA website occurred. County and State links would be allowed. Dale Miller noted that he was monitoring the website as well as BigTent and that each item would be decided on a case by case basis.

**Adjournment of Board Meeting:** The Board meeting was adjourned at 9:20 PM.

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