

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

March 21, 2012

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

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

**Approval of Minutes:** Greg Stilson noted that he was advised that the association was formed in January of 1963 so the 50<sup>th</sup> anniversary will be in 2013 but he thought that LVHA should have a celebration this year. Tim Irish moved to approve the minutes of the February 15, 2012 meeting. It was seconded by Greg Kamman. The minutes for the Executive Meeting of Feb 20, 2012 have not yet been written.

### **Office Manager's Report:**

**Community Center:** The Easter Egg Hunt will take place on March 31<sup>st</sup> at 10am. This will be Tiana's last year doing it so if you want it to continue please consider volunteering for this event. **Office:** I've been asked to correct a misconception that LVC does not pay for PG&E at the head end building. On the contrary, LVC *does pay for* all PG&E including A/C at the head end building. Dues statements will be going out later this month. They are due by April 30<sup>th</sup>. The Reserve Study will be completed in April. With the pool off in January it was a good test of how much the building cost to heat – it was \$97.00 for the month of January. **Pool News:** We had an issue earlier in the week where the pressure on the filters rose which shut off the heaters. The pool cleaner resolved this by cleaning the filters. **Miscellaneous:** The wheels on the sliding door to the office were replaced (\$415). Last month we had enough items to be repaired to constitute a day's work. Pagan Construction came out and repaired a piece of rotting fascia board at the back of the building, the benches were installed in the restrooms, and the ceiling panel in the hall was re-attached (\$1050). The storage room to the right of the trophy case developed a roof leak last week. It was due to clogged roof drains. We had those cleared. The drain covers have disappeared so new ones will need to be made. The six LVHA backflow devices were inspected in February and one was found to be cracked. Farias Garden Service replaced the backflow device at the corner of Mt. Tallac (\$722). Farias Garden Service also replaced a rotten fence post behind the hall (\$150).

**President's Report:** Given by Denis Ford. Denis reminded everyone that LVHA needs people to run for positions on the Board coming up in May and volunteers for committees are needed.

**Treasurer's Report:** Given by Greg Kamman: Greg reported that the revenues and expenses are on par with the budget although income is somewhat higher which is common in the first couple months of the year. With the insurance premium due in April and summer lifeguard payroll beginning shortly after that this will increase expenses.

**Items from Homeowners:** A homeowner cautioned the Board that some items in the pool were defective. One being the bottom of the pool. She felt that it was like a "lunar landscape" and the other, that the lane line between the 5ft area and the deep end is too low. The Board advised that they were aware of the problems and they were being rectified.

### **Committee Reports:**

**Public Improvements Committee:** Given by Shelley Munson. Shelley noted that over the past several months the committee has worked towards the selection of a landscape architect firm to revitalize the common grounds including the aging community center grounds and tennis courts. The committee has given a site tour to six firms. There were five submissions, of which the high and low bid were excused. The three remaining firms were interviewed and of those, one has been chosen and will be recommended to the Board. Construction drawings have not been included at this point, however if there are many changes to the existing hardscape this will require more extensive construction drawings. They would also like to have a site survey done of the common areas. The committee asked that this be placed on next month's agenda or preferably, in order to expedite the process, that the Board call a special meeting to approve the selection and expenditure.

**CC&R Committee:** Given by Shelley Munson. Shelley noted that the committee is meeting regularly, have reviewed the CC&Rs and will next tackle the By Laws. She would like to see the Board hire an expert in the field of re-writing governing documents.

**Old Business: Swim Team Contract Update:** The Board held an executive meeting on Feb 20<sup>th</sup> to discuss the Lucas Valley Lightnings swim team contract (that runs from March through July 17<sup>th</sup>). The Board recently received it.

**Motion:** Greg Kamman moved to approve the LVST contract as delivered on 3/21/12 to the Board. It was seconded by Greg Stilson and unanimously approved.

**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. They have since withdrawn that request as they have found another technological work-around to accomplish the goal of expanding internet bandwidth.

**New Business: Paint Fascia of LVCC:** The Board reviewed three bids for painting the fascia board around the building. **Motion:** Tim Irish moved to approve the bid from North Bay Painting for \$ 2120 for painting the fascia and \$775 for power washing the entire building. It was seconded by Greg Kamman and unanimously approved.

**Reconfigure Pipes In Pump Room:** The Board reviewed the bid to reconfigure the old copper pipes in the pump room and to install a valve on the suction line thereby making it much easier to prime the motor. The necessary permit has been acquired. **Motion:** Tim Irish moved that the estimate for \$1710 to replace the copper pipes, improve the configuration and install a 6" valve in the suction line be approved. It was seconded by Greg Stilson and unanimously approved. Note: A second estimate for the suction line valve is \$1750. This will come out of the pool re-plaster budget.

**Adjournment of Board Meeting:** The Board meeting was adjourned at 8:35 PM.