

Minutes of the LVHA Board Meeting

April 18, 2012

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

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

Approval of Minutes: Greg Stilson moved to approve the minutes of the March 21, 2012 meeting. It was seconded by Greg Kamman and approved. Dale Miller abstained as he was not at that meeting. The minutes for the Executive Meeting of Feb 20, 2012 are in progress.

Office Manager's Report: Community Center: There will be a free concert on May 25th by our own Lucas Valley musicians. There will be more information soon to follow. **Office:** Dues are due by April 30th.

Pool News: The copper pipes in the pump room were replaced. The suction line was also replaced with a larger diameter pipe and a large shut off valve was installed to ease in the priming of the pool. This replaced the inlet water line that the County did not approve of. A new, easier to read flow meter was installed. This completes the upgrades to the pump room. **Tennis Courts:** The combination to the courts had to be changed again. Please call the office for it. **Miscellaneous:** The broken backflow device at Mt. Tallac was replaced and has now passed inspection.

President's Report: Given by Denis Ford. Denis spoke about the issue of the Lucas development at Grady Ranch and noted that there had been a lot of information in the media lately; some accurate, some not. He also said that although everyone has a right to their opinions LVHA has received several emails and phone calls, some not so nice as people have confused LVHA with LVEHA. LVHA feels that Mr. Lucas has done an exemplary job on his existing developments. LVHA did not take a position on the development. Dale Miller noted that he did attend the meeting at the Board of Supervisors on Tuesday, April 17th and that most in attendance lamented the tremendous loss to the County.

Treasurer's Report: Given by Greg Kamman: Greg reported that the revenues and expenses are tracking where they should be for the first quarter.

Items from Homeowners: None.

Committee Reports:

Finance Committee: Given by Ron Marinoff. Ron noted that the Committee met and reviewed the proposals from the Public Improvements Committee for a land surveyor and a landscape architect to produce reports and drawings on upgrading the tennis courts' landscaping and the community center landscaping and hardscape. The Committee stated that there are liquid funds for this part of the project but recommended that if and when construction is initiated that it, "proceed cautiously and in phases." Ron also asked that the Finance Committee be kept abreast of the projects and the cost estimates.

A question arose as to whether or not the Senf Park was part of the remodel plan. It is not. Dale Miller stated that he had been contacted by R. J. Heher who said the Senf family would like to have a memorial service in the park. Someone commented on the steep incline between the sidewalk and creek and thought this to be dangerous. It was noted that this is not LVHA property but County or School property. The fence along the east side of the park needs to be redone but the PIC will need to look at County parcel maps to determine how far LVHA can take the fence without encroaching onto other property. Motion: Dale Miller moved that LVHA allocate up to \$15,000 to refurbish the Senf Park as soon as possible. It was seconded by Tim Irish and unanimously carried. Dale suggested that native plants that support quail be included. Bob Schellenberg explained that the Senf Park was put in by a volunteer work party and he felt that some of the work could be done in this manner. He volunteered to power wash the benches and tables. Ron Marinoff provided an informative historical note: the Senf Park parcel was originally planned for a firehouse when Joe Eichler was developing the neighborhood and Mt. Palomar was originally planned for a church.

ARC Committee: Given by Greg Stilson. Greg stated that the Committee is working with homeowners to resolve old violations. There are a few that have been difficult and slow to resolve.

Pool Committee: Given by Maggie: Maggie noted that she is hoping to have the pool open on weekends in May pending hiring life-guards. Announcements will be made on the website and on channel 8.

Old Business: Pool Repairs: Tim Irish noted that Diamond Cut is aware of the Deco-seal problem and has agreed to make the repairs as soon as they can get a few dry days with no pool use so that it can set-up and dry.

New Business: ARC Member Application: The Board reviewed the application from Coralie Langston-Jones to be on the committee. They thanked her for her willingness to become a member of the team but explained that at this time there are no openings on the ARC. The CC&Rs state that there can only be five members on the ARC.

Motion: Dale Miller moved that Coralie be commended for her willingness to serve and notified that at this time there are no openings but that as one becomes available she will be considered. It was seconded by Greg Stilson and unanimously approved.

It was suggested that the ARC clean-house of those members who are not able to participate in the meetings thereby making space for those wishing to be on the committee who have more time to fully participate

Marinwood Community Services Tennis Agreement: MCS D had submitted a new agreement to continue giving tennis lessons on LVHA courts from April 16th to May 23rd. One homeowner suggested that this was not under the purview of the association to rent out members facilities and that members of the HOA loose the right to use them at that time.

Motion: Dale Miller moved that the agreement presented by MCS D to use the LVHA courts from April 16th to May 23rd be approved. It was seconded by Greg Stilson and unanimously approved.

Land Survey: The Board reviewed a bid presented to them by the PIC to perform a land survey of the community center property and the two tennis court areas. The bid was \$11,840 and would result in a topographical survey of these areas including drainage areas, setbacks and creek banks. This work does not include a property boundary survey.

Motion: Dale Miller moved to approve the expenditure of \$11,840 for the land survey as presented. It was seconded by Tim Irish and approved with Greg Kamman abstaining.

Ron Marinoff noted that he had spoken with the Public Works Department to discuss repaving the parking lot. He was told that if just a repave is done we do not have to go through ADA requirements which will cost two to three times as much. Ron was not advocating against ADA but that the parking lot could be repaved in a way that would not trigger ADA reviews.

Landscape Architect: The Board reviewed the bid for \$36,945 presented to them by the PIC to hire Studio Green Landscape Architecture for design work on the community center and upper and lower tennis courts. Greg Stilson asked if these would be final engineered drawings so that one could build off them. Studio Green's proposal indicates that they will be preparing several iterations of conceptual and schematic designs. Their proposal also indicates that funds beyond those presented in their current proposal will be necessary to develop construction drawings. For LVHA planning purposes, Studio Green estimates that preparation of construction drawings will cost 6-percent of the total project construction budget. Denis Ford recommended that all costs (including further design and construction) should be disclosed to homeowners well in advance and that the project be done in phases. He asked that the committee check the contract to be sure there is a stop-work clause.

Motion: Dale Miller moved to approve the bid for up to \$40,000 by Studio Green to provide conceptual and engineered drawings for landscape and hardscape of the community center and upper and lower tennis courts. It was seconded by Greg Kamman and unanimously approved.

Hide A/C: It came to the attention of the ARC that the HOA did not apply for permission to install the A/C unit. The ARC has requested LVHA move the air conditioner for the office to the right so that it is not adjacent to the entrance of the community center. It is not allowed on the roof. Another suggestion was the side of the building but Dale Miller noted that that is not a safe place as it would block the walkway. He also mentioned that it was not fair to expect business manager to work in 95 degree temperatures in the summer. The HOA will file for ARC approval and will ask for an extension to correct this matter as the front of the community center may be changed extensively in the remodel to accommodate handicapped facilities. Camouflaging the A/C unit could be taken into account at that time.

Pool Use by Groups: A discussion about how to charge Lucas Valley Aquatics for additional time to use the pool on weekday mornings ensued. It was determined that LVA's contract already provided them use of the pool during the time they requested and they should continue to be charged pursuant to their active contract.

Rental of CC by Advocacy Groups: Tim Irish noted that there had been a meeting some months back in the hall that was under the guise of a committee but it turned into an advocacy group to oppose the Grady project in which Lucas Valley Estates and Tom Monahan had been invited. After discussion, it was

determined that an LVHA homeowner is the only entity that can rent the hall and that collection of rental fees should be enforced.

Grady Ranch PR: Tim Irish suggested that LVHA go on record by writing the IJ in response to the emails and calls the HOA received regarding the Lucas/Grady Ranch decision, stating that LVHA did not oppose the project and that Tom Taylor, Liz Dale, Tom Monahan and Carolyn Lenert were not residents of LVHA. Some discussion followed but other Board members did not support this and felt it better to remain silent.

Candidates' Introductions:

Maggie McCann spoke of being involved with the community for years, attending many meetings, being the pool chairperson for over ten years and participating in swim team. She also said meetings would be done by 9pm if she had anything to say about it.

Dale Miller said he is willing to make the commitment to serve another term and put in the time it takes to keep this community a great and beautiful community. He feels the various facilities are a great asset to the neighborhood. He has also attended many meetings over the years.

Shelley Munson noted that she has lived in the valley since 1966 and has attended many meetings. She has served on many committees over the years including on the ARC and now on the PIC and CC&R Committee. She feels serving on the Board at this time will bring continuity to the projects she is working on.

Bob Schellenberg noted that he has served on the Board five times over the years having lived here since 1969. He has worked with various committees and has a good understanding of the ins and outs of the association. His children were on swim team as are his grandchildren now. His goal is to help maintain, protect and improve the valley.

Greg Stilson announced that Nancy Applegarth, although unable to attend would like to run as a write-in.

Adjournment of Board Meeting: The Board meeting was adjourned at 9:25 PM.