

Draft Minutes of the LVHA Board Meeting
July 18, 2012

Meeting Called to Order: 7:35 pm.

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

Approval of Agenda: Dale Miller moved to approve the agenda. It was seconded by Bob Schellenberg and unanimously approved.

Approval of Minutes: Bob Schellenberg moved to approve the minutes of the July 12, 2012 Executive Meeting. It was seconded by Dale Miller and approved. The minutes for the June 20th 2012 Board of Directors meeting were not available to approve.

Office Manager's Report: Community Center: The next Friday night BBQ will be Friday, July 27th at 6pm and the Aug. BBQs will be on the 10th and 24th. An Ice Cream Social will be held on Aug. 3rd from 6 – 8 pm at the pool. **Office:** The homeowners' dues are due July 31st. The Union Bank CD for \$50,000 has matured and was rolled over for another year. **Pool News:** The pool is open Monday - Saturday 1 – 7 pm and Sunday 1 – 6 pm. New umbrellas have been purchased and a ping pong table is being purchased. The guards have been very responsible this year and have been very helpful with other small tasks asked of them. There is a leak at the south end of the pool on the other side of the fence. German, our pool cleaning man thinks it may be coming from the skimmer. Diamond Cut has been called and will be out next week to look at it.

Miscellaneous: The Linda Senf Park is being refurbished. There will be a celebration of Tom Senf's life on July 29th from 3 – 6 pm at the home of Barbara Poole. Some homeowners on Mt. Muir have asked what can be done to spruce up the island at Mt. Muir Court since this is County property. The homeowners were advised to contact the County Roads Department and Supervisor Susan Adams' office.

President's Report: Given by Greg Stilson. Greg reported that the County will be installing ADA compliant curbs at crosswalks along Idylberry Road. In discussing with the County the yellow truncated dome applications (sheets of yellow dots) at these locations he found that there are other colors available.

The ARC was asked to review it and their recommendation was to use a grey application instead of the bright yellow. Greg is working with the County on getting this approved, however it is not known whether or not they will be able to change those already installed. The County also advised that they will most likely be removing a cross walk at Mt. Shasta Drive because the ADA curb cuts they have made do not meet the specific ADA requirements. Because the large PG&E in-ground box cannot be moved cost effectively the County feels they have no choice but to remove the crosswalk.

Treasurer's Report: Greg Kamman was not available to give a report. Dale Miller stated that the Board is required to review the bank reconciliations. Dale stated that he felt a letter should go out to homeowners who are overdue. Greg Stilson recommended that between the fifteenth and thirtieth of the second month of the quarter a letter should be written and mailed to each overdue owner. Janice stated that she currently calls or sends a reminder statement with an "overdue" stamp.

Items from Homeowners: Tim Irish stated that the Cable TV and Internet Committee has not had a meeting in a very long time and has not been advocating on behalf of the homeowners. He also felt that it was the Boards responsibility to improve the livability of the community. Tim turned in an application to serve on the Committee. **Motion:** Dale Miller moved to appoint Tim Irish to the Cable TV and Internet Committee for a period of two years. It was seconded by Bob Schellenberg and unanimously approved.

Shelley Munson asked for an explanation of the swim team contracts and the difference between the LVST and SAM teams. She also inquired about who was permitted to give lessons.

LVHA Website Access: The committee appointed to review access to the website is addressing the issue of access to personal information on the website and reviewing possible solutions.

Committee Reports: ARC: Greg Stilson appointed Bob Schellenberg as the liaison to the ARC. This will alleviate the work load on Greg now that he is President. Bob stated that he looked forward to working with the ARC and would attend as many ARC meetings as possible. He noted that an agreement had been reached recently with a homeowner who had appealed an ARC denial.

Horseowner Committee: Given by Bob Schellenberg. Bob reported that there had been an issue between a horse owner who had moved away from the area and the Equestrian Committee that required the use of the LVHA attorney. The attorney explained that a letter to vacate by a date agreed upon by both parties was the best method to handle the situation. This was done and the matter resolved. Another horse pasture issue was also resolved with a letter from the attorney.

Public Improvements Committee: Given by Shelley Munson. Shelley reported that at the last committee meeting on July 11th a presentation was made by the landscape architectural firm engaged to provide concept drawings for a makeover of the community center and the tennis courts. She felt that the company and concepts they have presented is a perfect match for Lucas Valley HOA.

She noted that they have a considerable challenge with the ADA ramp due to the length it needs to be but that they have brought some creative ideas with an understated elegance to the table. They are also considerate of the need to phase in the project and budget conscious.

The committee wants to distill the information down to a more refined plan before bringing it before the Board or the homeowners.

Unfinished Business:

Extenet: Greg Stilson reported that a notice was just received today from the County stating that Extenet's application for three cell poles along Lucas Valley Road was basically complete and that there would be a hearing before the Planning Commission on Sept. 24th.

Sequoia Aquatics of Marin (SAM) Contract: The details of a proposed contract with Sequoia Aquatics of Marin were discussed. No action was taken on the contract.

New Business: Property between the creek and sidewalk near Dixie School. This topic was tabled.

ARC Member Applications: The Board reviewed two applications received from members for the vacancy on the Architectural Review Committee. Greg Stilson stated that both applicants are well qualified. **Motion:** Bob Schellenberg moved that Coralie Langston-Jones be appointed to serve on the Architectural Review Committee for a two year term. It was seconded by Dale Miller and unanimously approved.

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