

Minutes of the LVHA Board Meeting

September 19, 2012

Meeting Called to Order: 7:30 pm.

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

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

Approval of Minutes: Greg Kamman moved to approve the minutes of the July 18, 2012 Board of Directors Meeting. It was seconded by Maggie McCann and approved.

Office Manager's Report: Community Center: The ARC is sponsoring an event this Friday evening at 6 PM as part of the celebration of 50 years of the organization of the Association. The film *People in glass Houses: the Legacy of Joseph Eichler* will be shown and there will be a Q&A after the screening. Refreshments will be served.

Office: The homeowner dues' statements will be going out next week. Please call the office if you do not receive yours. Receivables are in excellent shape: less than 1% is overdue 90 days or more which represents considerably less than 1% of total homeowners.

Pool News: The pool is still open Monday - Friday from 3:15 – 6:45 pm next week and Saturday and Sunday 1 – 6 pm. The pool is also being used by the SAM swim team in September but LVHA members are given two lanes during this month for adults and children.

Diamond Cut will be scheduled soon to re-do the Deco-Seal – as soon as we are no longer open on weekends. A new ping pong table has been purchased for the community center.

Landscape: Farias Garden Service has installed additional new sprinklers on the Mt. Tallac lawn in order to prevent the brown spots occurring in the center area.

Miscellaneous: Marin Clean Energy (MCE) had a system glitch in which they accidentally signed many people back up that had opted out so be sure to check with PG&E or MCE to check that the status of your billing represents your wishes.

Also if you are having motion sensor light problems it is very likely that it could be the SMART meter. Call PG&E.

President's Report: Bob Schellenberg sitting in for Greg Stilson. He did not have a report but Bob thanked Maggie McCann for keeping the pool open during our Indian summer.

Treasurer's Report: Given by Greg Kamman. Greg reported that expenses and revenues are on par with the budget. The Finance Committee met and set the budget for 2013 which will be voted on by the Board at the October meeting.

Items from Homeowners: A homeowner asked if the ping pong table was purchased. It was reported that it was in place and available when the pool is open.

Another member asked about the new Victorian lamp posts that appeared on Lucas Valley Road at the intersection of Mt. Shasta Drive. PG&E replaced the overhead street lights with LED lamps but unfortunately they are out of place in the neighborhood and they are not very effective at lighting the street since they shine out and not down. David Bremer, Legal Committee Chair, will check into it.

Several homeowners from Mt. Muir questioned what could be done about the island on Mt. Muir Court. These islands are County property. The Board will contact the County to request landscaping improvements. A question was asked about why the islands at Mt. Lassen are maintained. Ron Marinoff explained that back when Bob Roumiguere was County Supervisor they wanted to beautify the entrance to the County offices on the east side of Mt. Lassen so \$5,000 was appropriated to landscape it. It has been on the County maintenance schedule ever since.

Committee Reports: ARC: Given by Bob Schellenberg. Bob noted that he has been participating in the ARC meetings and that a couple issues were recently resolved with the involvement of the LVHA attorney. The ARC has recommended that a form letter be prepared

and sent to homeowners whose lawns are dead. They would also like to remind residents to bring in their garbage cans and not leave them where they can be seen.

A homeowner thanked the ARC for a speedy approval of their design review request.

Emergency Response Committee: Given by Kelby Jones and Mel Jung. Kelby encouraged everyone to participate in the annual earthquake drill – the Great California Shakeout – on Oct. 18th at 10:18am. Register at <http://shakeout.org/California/login> and find links to many useful resources to help prepare. Mel reminded everyone that they will need to be self sufficient for at least 72 hours in the event of the “big one” as there could be no electricity, gas, or water pressure. He noted that people with pools might consider purchasing a pool water pump. Mel has enticed ACE Hardware to put together Emergency Kits at a greatly reduced price for LVHA members. Kelby noted there will be various kits available including one for the automobile. Information will be in the October Valley Vibration and on the lvha.org website.

Legal Committee: Given by David Bremer. David reported that Governor Brown signed into effect Assembly Bill 805 which would comprehensively reorganize and recodify the Davis-Stirling Common Interest Development Act to be effective January 1st, 2014. This gives everyone a chance to familiarize themselves with the new Act. He advised that there is a provision in the act that does not require a membership vote to correct the provision numbers. The Board may amend the governing documents to correct the cross reference.

Unfinished Business:

Sequoia Aquatics of Marin (SAM) Contract: There was discussion as to the benefits to the community of the fall and winter swim program and whether the full cost was recouped. Shelley Munson stated that renting to a for-profit third party on an ongoing basis had not been done before this program began and that is goes against the grain of the non-profit HOA. Some questioned the risk involved and whether all costs were looked at. Another member asked if they had insurance. The board advised that they did review costs and they do have proper insurance. A contract had been approved at the Executive Board Meeting of August 23, 2012. However, a revised contract was submitted to board members a few hours prior to this meeting.

Motion: Greg Kamman moved to approve the revised contract as countered by SAM. Motion failed due to lack of second.

New Business:

Handyman: Maggie McCann noted that since Frank Lawrence had retired that the center was in need of a handyman to do odd jobs and that she had to hire guards this summer to do various tasks. Janice explained that hiring a handyman would be covered by Worker’s Compensation insurance at the same rate code as a lifeguard and with only a few hours a week would be cheaper than hiring a contractor.

Motion: Dale Miller moved that Janice Cunningham provide the Board with a proposal and list of items and jobs that a handyman would complete. It was seconded by Maggie McCann and approved three to one. Greg Kamman voted nay explaining that this had all been done before.

Tennis Contract: Motion: Dale Miller moved to approve the contract with Marinwood CSD for use of the LVHA tennis courts to teach classes on Mondays and Wednesdays from Sept. 24 – Nov. 14, 2012. It was seconded by Maggie McCann and unanimously approved.

Synchronized Swimming: This item was tabled.

USA North Insurance: LVC had suggested that LVHA purchase an insurance policy for \$150 from USA North that protects the HOA cable system in the event that it is damaged during the construction of the ADA curb cuts. The Board felt that the HOA has adequate coverage with current HOA insurance policy.

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