

Draft Minutes of the LVHA Board Meeting

October 17, 2012

Meeting Called to Order: 7:30 pm.

Present were: Bob Schellenberg, Dale Miller, Greg Kamman, Maggie McCann and 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 Sept 19, 2012 Board of Directors Meeting. It was seconded by Bob Schellenberg and approved.

Office Manager's Report: Community Center: The ARC is sponsoring another event as part of the celebration of 50 years of the organization of LVHA. The next event will take place on Friday, November 9th from 6 – 8 PM.

Alexander Girard, mid-century textile and product designer, will be presented by Zinc Details co-owner, Vasilio Kiniris. There will be a Q & A afterword. Refreshments will be served and the ARC has made arrangements with the Taco Guys food truck to be on hand so that you may purchase dinner.

Office: Homeowners' dues are due by Oct 31st. Please send in your payment if you have not already done so. Receivables are in excellent shape: less than 1% is overdue 90 days or more which represents considerably less than 1% of total homeowners. Average for the industry is 15%.

Several other HOAs in the Terra Linda/Marinwood area have written to the Board of Supervisors asking that Lucas Valley Road be designated a scenic roadway (as has LVHA). The County is working with Caltrans to make this designation happen.

Pool News: Diamond Cut is scheduled to re-do the Deco-Seal on Oct 27th so the pool will be unusable for three days. (Note: rescheduled due to SAM event.)

Landscaping: Farias Garden Service has installed additional new sprinklers and moved other ones on the Senf Park lawn in order to keep the water from pooling and running through the decomposed granite.

Miscellaneous: Since the prior notice about SMART meters interfering with motion sensors and other electronic devices several homeowners were thankful for the information that solved mysterious problems in their homes such as TVs turning on by themselves and garage doors opening. Call PG&E and the first step they will take is to change the SMART meter to one that transmits in a different frequency. If that does not solve the problem they will replace the motion sensor (but not the TV!).

Homes Sold: 30 Mt. Lassen, 16 Mt. Tioga and 34 Mt. Muir have sold since last month. Three others are in escrow.

President's Report: Given by Greg Stilson. **Mt. Shasta Crosswalk.** Greg reported that the County has assured him that the crosswalk at Mt. Shasta and Idylberry will not be removed. Originally, it was said that in order to install the ADA curb cuts the large PG&E box had to be moved but PG&E said the cost was prohibitive and they could not do it. At that point the County said they had no choice but to remove the crosswalk. Greg expressed extreme concern to the County due to it being such close proximity to the school. Now, we understand that the crosswalk will remain and the PG&E box will have to be moved.

ADA Truncated Dome Sheets. Greg explained that the County strongly urged installation of the yellow truncated dome sheets at the curb cuts, not dark or light gray with contrasting concrete that he originally thought possible and was recommended by the ARC.

Scenic Road. Last year LVHA submitted a letter to Supervisor Adams requesting that the County and Caltrans approve the designation of Lucas Valley Road as a scenic roadway. It was hoped that it would minimize changes to Lucas Valley Road. In checking with Supervisor Adams' office on the progress they explained that it was not necessary but that it wouldn't hurt and that it was in process at this time.

Treasurer's Report: Given by Greg Kamman. Greg reported that expenses and revenues were tracking with the budget. The Finance Committee met to discuss the budget which will be voted on in New Business.

Items from Homeowners: Ron Marinoff reported that a homeowner had called County Open Space to report debris in the hills near Bridgegate. The ranger stated that it was CSA 13 land but in checking Ron discovered that it was not, but in fact part of Open Space.

Shelley Munson submitted a list to the Board of items of concern regarding the winter swim team (SAM). She feels that the for profit team, consisting of 1/3 LVHA members and 2/3 members from other areas is costing the HOA in terms of equipment, utilities and wear and tear on the grounds. She stated that she felt that the cost was not completely researched.

Maggie McCann explained that the Board and members of the Pool Committee had spent countless hours going over the cost and working out the contract. She explained that even though the majority of swimmers are not HOA members that the Board feels it is a benefit to the community and those who wish to use the pool in winter.

Committee Reports:

Emergency Response Committee: Given by Kelby Jones. Kelby encouraged everyone to participate in the annual earthquake drill – the Great California Shakeout – on Oct. 18th. He also displayed two of the disaster preparedness kits being offered by ACE Hardware at a fairly substantial discount. Kelby noted that the greater number of residents that are prepared for an emergency the greater the benefit to the entire community. He explained that water pressure could be compromised in the event of an earthquake even though we have adequate capacity and fairly modern piping so the Committee is continuing to search for adequate pool pumps that run on gas. They hope that homeowners with pools or groups of homeowners will invest in one to help with fires after a large earthquake. The dates of the next Marinwood CERT class will be posted online.

CC&R Committee: Greg Stilson asked when the report would be forthcoming on the update of the CC&Rs. Shelley Munson noted that it had been given to a board member in July with areas clearly marked that need to be reviewed by legal representation. It will be copied and given to the other board members shortly.

Horse Committee: Given by Bob Schellenberg. Bob reported that any problems at the pastures have been resolved and that everything was running smoothly at this time.

Unfinished Business:

Sequoia Aquatics of Marin (SAM) Contract: The contract drawn up by the Board was signed by SAM and returned to the Board. The fee for September and October has been paid and the roster of swimmers submitted to the Board. There was some question as to whether an open invoice submitted to SAM in the spring was actually due. David Bremer, Legal chair will look over the contract and make a recommendation to the Board.

Handyman: There has been ongoing discussion over the last couple years as to the necessity of having a handyman on schedule to make minor repairs that come up since Frank Lawrence retired. Janice Cunningham submitted a long list of items that need to be done whether occasionally, weekly, monthly or once or twice a year. Association Reserves, the company that completed the LVHA reserve study, advised that it would be costlier not have a handyman on staff who could take care maintenance issues when they arise.

Motion: Bob Schellenberg moved that Janice Cunningham contact Mr. Higgins (or any other interested party) to verify if he is still interested in a part-time position of ten hours maximum per week. It was seconded by Maggie McCann and unanimously approved.

Islands: Bob Schellenberg noted that LVHA has written to the County Planning Department and is awaiting a response regarding the island at Mt. Muir.

Extenet: It was explained that the County did not make a decision at the hearing on Oct 8th regarding the placement of the Extenet cell towers. Apparently, there were differences of opinion at the County regarding placement of the poles and the type of poles used. A member of the Board submitted a letter to Greg Stilson to be sent to the County requesting that the poles be installed on the south side of LV Road as the Extenet engineers had planned. There was lengthy discussion on the topic. The next County hearing on the topic is Oct 22 at 1 pm.

Motion: Dale Miller moved that the letter be sent to the Planning Commission encouraging a decision to approve installation of the poles on the south side of Lucas Valley Road as proposed by Extenet. It was seconded by Maggie McCann. The motion failed.

New Business:

Low Income High Density Housing: Bob Schellenberg attended a portion of the meeting/workshop held by the County on Oct. 8th. Discussed were various possible locations for housing needs including the Grady Ranch, St. Vincent's, Silveira Ranch, property near the Rotary Village and the Big Rock Mini-mart. This was only a preliminary planning workshop and no decisions were made at that time.

Horse Pasture Lease: It has been a few years since the pasture lease was revised by the LVHA attorney and it was felt that it should be reviewed once again. As a first step the Committee will submit the lease to David Bremer, Chair of the Legal Committee for review.

LVHA Website: Dale Miller reported that the committee lost a member and is in need of more committee members. Anyone interested should submit a committee member application to the office.

2103 Budget: Discussion of the budget prompted some revisions to various line items. Dale Miller noted that funds will be needed for the website revision. With the approval of hiring a handyman for a few hours a week a line item needs to be included for that expense and the income from SAM will need revision with the new contract in place.

Motion:

Bob Schellenberg moved to approve the 2013 preliminary budget with the following changes; handyman \$18,000, Website \$4000 and Sam income \$20,400. It was seconded by Maggie McCann and unanimously approved.

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