

## Minutes of the LVHA Board Meeting

January 19, 2011

**Present were:** Steve Rule, Denis Ford, Dale Miller and Scott Eichler and Tim Irish.

**Approval of Agenda:** Denis Ford moved to approve the agenda. It was seconded by Dale Miller and carried unanimously.

**Approval of Minutes:** Not on agenda.

**Guest Speaker:** Scott Hochstrasser, President of IPA, Inc. (International Planning Associates) and his team gave a presentation of a proposed development on the south side of Lucas Valley Road on the Luiz Ranch also known as Rocking H Ranch 2. The original land purchase was 1200 acres which was broken up into two ranches. They span 2 ¼ miles along Lucas Valley Road to Big Rock. Seven hundred acres have been dedicated in perpetuity to Marin Open Space. The development would begin approximately across from Mt. McKinley and continue west. The developable area is 270 acres. The proposal includes 27 homes and 7 townhomes. The houses would be from 3500 to 6000 sq. ft. The townhouses would be designated low income and be 1500 to 1800 sq. ft. Mr. Hochstrasser stated that the majority of the energy requirements will be provided by the land. They hope to have a solar grid and possible wind power for the energy needs in order to cut down on the use of fossil fuels. A homeowner asked that the developer be as sensitive as possible to the natural effect of low lighting. She reminded them that LVHA does not have streetlights and that it lends to the special night experience in the valley. She noted that it would be a shame to have the hillside dotted with glaring lights from streetlights or large mega homes.

**Office Manager's Report: Community Center:** The holiday events were much appreciated by everyone who attended. The Holiday Tree Lighting event was very successful thanks to the Jacobs family and Astro Jumps who provided a jumpy house gratis. Residents of Oak Mountain Court held their Second Annual Progressive Holiday Dinner Party with 26 attendees and Christmas carols sung by the Girl Scouts. The Girl Scouts will hold a cookie sale on February 19<sup>th</sup> in the parking lot of the community center from 10 AM to 1 PM. **Office:** LVHA is now offering online billing. We now have 20 homeowners taking advantage of ebilling. If you would like to receive your homeowners dues statements via email please send an email to [businessmanager@lvha.org](mailto:businessmanager@lvha.org) with your name, house address and email address you would like the bill sent to. **Tennis Courts:** A homeowner left a message late yesterday afternoon that two children were riding scooters on the tennis courts. Please feel free to ask children not using the courts appropriately to leave. **Miscellaneous:** December service calls to the Sheriff's office show that there were six alarm complaints, no suspicious vehicles, one suspicious person, two noise complaints, and no vehicle abatement calls. You can view crime statistics at [www.marinsheriff.org](http://www.marinsheriff.org). **Landscaping:** Farias Landscaping is servicing the grounds twice a week now including blowing off the pool decks and the roof of the CC.

**President's Report:** Given by Steve Rule. Steve thanked the Jacobs family for the Holiday Tree Lighting get-together noting that it was very nice to see the tree lit up as you come home from work. Steve, once again has asked that residents *please* pick up after their pets, exclaiming that if they can teach a blind person to clean up after their dog surely a sighted person can manage to do it. Please clean up after your pet – this is the issue complained about most often to the office.

Elections are coming up and two positions are up for re-election this May. Steve stated that he will not be re-running. He has served on the Board for six years.

**Treasurer's Report:** Given by Denis Ford. Denis reported that LVHA ended the year in good form despite some delinquencies. But that none-the-less liens may need to be placed on some homeowners.

### Committee Reports:

**Public Improvements Committee:** Given by Steve Rule. Steve explained that the committee continues to have regular meetings and are discussing such issues as re-plastering the pool, landscaping around the playground and general maintenance. Ron Marinoff thanked Tad Jacobs for removing a dead tree at the south end of Linda Self Park.

**Pool Committee:** Given by Tim Irish: Tim noted that the pool signage has been ordered and should be received within a few weeks.

**Horseowners Committee:** Given by Denis Ford. Denis commented that, as liaison to the Horseowners Committee, he would be meeting with them in the near future to be updated on issues. It was also noted that the committee needs a new signing card with the bank.

**Old Business:**

**Youth Tennis Lessons:** Dale reported that Marinwood CSD's tennis lessons utilizing LVHA courts is going well with eight children signed up. The LVHA office has received the insurance certificate naming LVHA as an additional insured.

**Office Floor:** There was continued discussion about the type of floor covering to install in the office. Estimates for \$4800 and \$1600 were received to install tiles. Carpet would also be considered. Janice will also procure estimates to carpet the office. Motion: Denis moved to approve up to \$4800 for new office flooring. It was seconded by Tim Irish and unanimously approved.

**Pool Heaters:** Steve Rule met with a representative of a pool company to discuss the pool heaters and he agreed that the current heaters were a correct match for this application. However, he would look into instrumentation to synchronize them all coming on at once.

**New Business: ARC Membership:** The Board received an application from Christ Kamages to become a member of the ARC. Mr. Kamages is a nationally celebrated Architect with over 38 years experience. Denis moved to appoint Christ Kamages to the ARC. It was seconded by Scott Eichler and unanimously approved.

**Tennis Committee Membership:** The Board received an application from Robert Braghetta to join the Tennis Committee. He has been a member of the committee in the past and played tennis for many years. Denis moved to approve Robert Braghetta to be a member of the Tennis Committee. It was seconded by Dale Miller and unanimously approved.

**Liens:** There are a few owners who are seriously delinquent on homeowners dues. Denis Ford moved to approve that liens be placed on four properties; parcel no's. 164-065-01, 164-413-04, 164-402-02 and 164451-11. It was seconded by Scott Eichler and unanimously approved.

**Landscaping Contract:** The Farias Garden Service contract is due for renewal.

**Motion:** Dale Miller moved that the contract with Farias Garden Service be approved with the caveat that they become "green" certified and strike the words "Trash cans from Memorial Park" from the contract in item number seven. In addition, item number five on the Acceptance Agreement should be modified to read "LVHA, its members, Board and employees shall be named additional insured on all insurance policies. Evidence of insurance shall be provided to LVHA Office Manager." It was seconded by Denis Ford and carried unanimously.

Two estimates for additional work were submitted by Farias Garden Service. One for new bender board at the corner of Mt. Tallac and Mt. Shasta. This one was rejected as it was deemed not necessary at this time. The second one was for drain gravel to be laid on the trail at the back of the community center for \$687 to avoid a slipping hazard. **Motion:** Denis Ford moved to approve installation of drain gravel 120 ft. x 4 ft. on the trail behind the community center. It was seconded by Tim Irish and approve unanimously.

**Items from Homeowners:**

A homeowner asked if there were any rules regarding use of BB guns or air pellet rifles being used in open space. The Board did not feel there was but would get the word out to encourage children to use them well off the trail away from where people and pets are walking.

Someone asked if anyone knew what the markings on Idylberry were for that had appeared recently. It was explained that USA (Underground Service Alert) marked the utilities for a company that is planning on installing wireless capabilities in the area.

**Adjournment:** Dale Miller moved to adjourn the Board Meeting. It was seconded by Denis Ford and unanimously approved.