

Minutes of the LVHA Board Meeting

February 16, 2011

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

Approval of Agenda: Tim Irish moved to approve the agenda. It was seconded by Dale Miller and carried unanimously.

Approval of Minutes: Dale Miller moved to approve the minutes of the November 2010 and the January 2011 meetings. It was seconded by Denis Ford and unanimously approved.

Office Manager's Report: Community Center: There will be a Watershed Committee meeting Thursday, Feb. 17th at the CC. The Girl Scouts will hold a cookie sale on February 19th in the parking lot of the community center from 10 AM to 1 PM. **Office:** New carpet has been chosen for the office floor to replace the old carpet damaged by the water leak. Since the room will be emptied of furniture it will be repainted also. Another carpet had been chosen but it was discontinued so the process was started again. **Miscellaneous:** The Sheriff's crime report has not yet been received this month. You can view crime statistics at www.marinsheriff.org.

Landscaping: Farias Garden Service graveled the pathway behind the community center where it was slippery because of the mud. He will be putting down wood chips in various areas during the next week. Treemasters has donated the wood chips. **Roof:** A roofer was out to look at the flat portion of the roof as there are occasional leaks in the office and hall. These usually appear at the beginning of the season but given the fact that the office will have new carpet we want to eliminate any leaks.

Community Garden: The Rotary Senior Village (just east of LVHA) would like to start a community garden near the old basket ball court on the closed portion of Idylberry Road to the north of the cottages. Water is available nearby but a water meter must be installed and a fence will be needed. Some raised beds will be necessary for those who cannot work at ground level. The group must be under the umbrella of a 501(c)(3). They will need members from our HOA and from Marinwood to make this viable. So if you have any interest whatsoever please consider coming to the next meeting in March – date to be determined. John Marino from the Rotary Village is coordinating the effort. Four LVHA residents attended the first meeting last Saturday (2/12). The County has offered this piece of land which is zoned for recreational use and they have committed a small grant to help with startup costs. This is a great opportunity and could be a fun family activity that is nearby and does not have a waiting list as many community gardens do. John distributed the article *Starting A Community Garden* by the American Community Gardening Association. Found at <http://www.communitygarden.org/learn/starting-a-community-garden.php>. Contact the LVHA office or John Marino at john@marinoyoga.com.

President's Report: Given by Steve Rule. Steve noted that his position on the Board and that of Scott Eichler's are up for re-election in May. Steve will not be re-running and neither will Scott due to his business travel commitments. Please consider running for the Board. Statements are due by March 16.

Treasurer's Report: Given by Denis Ford. Denis reported that there are no surprises for the first month of the year. Interest earnings continue to be low. The Association is expecting large expenditures in the next year or two; possibly re-plastering the pool and re-roofing as well as some smaller items. The Board recommended being more aggressive in placing liens on properties whose dues are more than 2 quarters late.

Committee Reports: None.

Old Business: Youth Tennis Lessons: Dale reported that Marinwood CSD's tennis lessons utilizing LVHA courts are going well and they have asked to continue the program through the spring. **Motion:** Dale Miller moved to continue the agreement with MCSD for tennis lessons utilizing the LVHA courts. It was seconded by Denis Ford and carried unanimously.

Restroom Floor: At the Public Improvement Committee meetings, discussions have taken place regarding installing tile on the restroom floors. One estimate has been received for \$18,500 from the contractor who did the remodeling. This includes floating the floor to make in drain correctly, removing the toilets and re-installing them. Some members of the Board felt that at least one other estimate should

be obtained. **Motion:** Denis Ford moved that at least one additional bid be obtained to tile the restroom floors. It was seconded by Dale Miller and approved by Tim Irish. Steve Rule abstained.

Office Floor: It was requested that the office be painted when the carpet is replaced. **Motion:** Dale Miller moved that the estimate of \$320 be approved to paint the office. It was seconded by Tim Irish and unanimously approved.

New Business: PIC Projects: The Public Improvement Committee has been meeting regularly and have come up with a list of items that need to be considered in the near future. One item is the placement of trash receptacles at the entrances to open space. The containers cost about \$450 - \$500 each. Also required would be doggie bag holders. **Motion:** Tim Irish moved that LVHA allocate \$5000 to purchase trash receptacles and doggie bag holders for the seven entrances into open space. It was seconded by Denis Ford and approved unanimously.

Another item needed is benches and cubby storage units or lockers for the restrooms. **Motion:** Tim Irish moved that LVHA allocate \$5000 for restroom benches and storage units. It was seconded by Denis Ford and unanimously approved.

Recycling at the community center was discussed. It is hoped that LVHA can have a more complete recycling system. As it stands now only cans and bottles and office paper are collected and removed by the employees to their own homes' recycling containers. The problem in the past was that all types of items were thrown into the common recycling containers including plates with food on them and dirty diapers. This brought maggots and it had to be sorted before Marin Sanitary would take it. This was especially a problem after a large event.

Motion: Dale Miller moved that LVHA investigate possible recycling methods that can be used at the community center that will not be abused. It was seconded by Denis Ford and unanimously approved.

Wood Chips Ground Cover: Farias Gardening Service submitted an estimate to distribute wood chips to various areas to control weeds. **Motion:** Tim Irish approved \$750 to distribute three truck loads of wood chips to various areas including under the oak tree at Senf Park and behind the community center. It was seconded by Denis Ford and unanimously approved.

Items from Homeowners: A homeowner asked that the horse owners be more careful about where horse droppings are left even in open space. He stated that they were emptying waste from the horse trailers onto the path or street near the gate into open space.

A homeowner asked what the markings were for on Mt. McKinley road. The law requires underground utilities be clearly marked prior to any excavation work. The best anyone has been able to find out is that a company is looking into installing wireless for internet in the neighborhood and requested the marking of the underground utilities. Apparently the markings can be found in Lucas Valley Estates also.

A homeowner stated that he is having trouble with his internet service on Mt. Muir. Apparently LVC has been working on the issue as has the Board. According to LVC in just the last two months there has been a significant increase in the use of the available bandwidth. It is assumed that many more people are now streaming live video or playing online games that just a few months ago. As a result the LVC system is frequently working at 100% of available bandwidth. The last survey completed by LVC indicated that only 20% of their users were "streaming" and only about 6 hours per week. That has obviously increased. A board member suggested AT&T Uverse but apparently it is not available on Mt. Muir. When AT&T installed fiber optic in the area it was not done on Mt. Muir.

A homeowner, who teaches an exercise class at the community center asked the Board if they would ever consider installing a softer floor in the hall. The Board asked that she submit her ideas and they would be looked at. The floor would have to withstand extensive use for such activities as use of markers and paints, dancing, games, the Scout Pinewood Derby and pasta or crab feeds, etc. therefore it would need to be indestructible.

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