

## **Minutes of the LVHA Board Meeting**

June 15, 2011

**Present were:** Denis Ford, Dale Miller, Tim Irish, Greg Kamman, Greg Stilson.

**Approval of Agenda:** Ron Marinoff asked that Paramedic Tax be added to the agenda. Dale Miller moved to approve the agenda with this addition. It was seconded by Tim Irish and unanimously approved.

**Approval of Minutes:** Dale Miller moved that two corrections to the minutes of the May meeting be made. A motion to charge outside team members a fee of \$20 had been made but failed for lack of a second. And the ARC Annual report was omitted from the Annual Meeting of Members minutes and will be added here. The motion, with the above changes was seconded by Greg Stilson and unanimously approved.

### **ARC Annual Report: Accomplishments During The Last 12 Months.**

#### **Application Process**

The Architectural Review Committee continues to process applications by homeowners for the complete array of improvements: remodels, painting, doors, windows, landscaping, fencing, driveways, and roofing.

The ARC is also putting articles in *The Vibration* to assist homeowners in understanding the ARC review process and provide information on architectural integrity. We continue to request that all homeowners submit an application to the ARC before beginning any work that can be viewed from the streetscape, even if this is a “redo” of work previously approved.

#### **Communication Process**

The bi-monthly Architectural Review Committee meetings continue to be open and advertised on Channel 8. We hope that homeowners will watch Channel 8 to see our changing messages.

#### **ARC Column in Vibration**

During 2011, the ARC has put articles in *The Vibration*. Our next articles will be regarding Eichler siding and foam roofs.

#### **Violations Procedures**

The ARC in conjunction with the Board has instituted a procedure for Violations in the community.

#### **New Member**

The ARC has added Christ Kamages, an architect, as our newest member

#### **Maintenance of Front Yards and Sidewalk Strips**

Now that spring is finally here, the ARC asks that all homeowners please maintain your front yards and sidewalk strips – pull weeds, sweep gravel or wood chips, prune bushes and trees. Homeowners whose homes are on a corner lot, please remember that the side of your house should also be maintained! Please help our community look beautiful.

All in all, the ARC continues to try to uphold the architectural integrity of the homes in Lucas Valley and work with all members of the community to achieve this.

The ARC wishes to remind the Board that we are equally concerned with Eichlers and American Guild homes and hope that our efforts will continue to benefit both.

**Office Manager’s Report: Community Center:** Friday night BBQs are scheduled for this Friday, June 17, July 1<sup>st</sup>, 15<sup>th</sup>, and 29<sup>th</sup>. As Frank is no longer cleaning the BBQ we have purchased a galvanized ash can and metal dust pan for the ashes and a grill cleaning brush so that everyone can pitch in and clean out the BBQ when they use it. **Office:** Third quarter statements will be mailed next week. LVHA has a CD maturing soon so we have been looking for a better CD rate, however none exists. **Pool News:** The pool is in full swing and now open weekdays 1 – 7 pm and weekends from 1 – 6 pm. The Pool Committee recommends purchasing new chairs, tables and lounge chairs. An order will be placed tomorrow. **Miscellaneous:** Farias Garden Service will begin cutting firebreaks next weekend. Please schedule your firebreak cutting if you have not already done so. The Fire Department now recommends 100ft. back. The trash receptacles for the street ends will be put in place at this time. The doggie bag holders will be installed shortly after.

**Finance Committee Report:** Given by Ron Marinoff. Ron reported on the CD maturing and the quest for a better rate. The Finance Committee will meet in the next week to discuss options and future large expenditures.

**Committee Reports:**

**Pool Committee:** Given by Tim Irish and Maggie McCann. Tim reported that the committee and office are looking into a new filter for the wading pool. Additional furniture will be ordered to replace those stolen. Tim noted a need to find storage for the furniture in the winter. In the past it was stored in the men's restroom. **Motion:** Tim Irish moved to approve \$2000 for furniture for the pool area. It was seconded by Greg Stilson and approved unanimously.

**Tennis Committee:** Given by Herman Chin. Herman reported that there is a drainage problem at the upper courts. The east side floods during heavy rains and puddling occurs on the two northern corners. The Public Improvement Committee is discussing the landscaping around the courts. Herman will meet with the lock and gate companies on Friday to finalize installation plans.

**ARC Committee:** Given by Terry Bremer. Terry reported that the committee has processed many applications this spring. There is a home on Mt. Shasta with considerable work being done. A first violation notice was sent to the home with no response. A second one is to be sent asking for a meeting with the homeowner.

**Old Business: Tennis Gates:** Herman Chin explained that the men's team plays about six home games. No more than three courts are reserved for these games. Practices are not scheduled and are subject to the LVHA tennis rules. Team members must always be accompanied by an LVHA homeowner. The committee made minor revisions to the rules submitted last month to the Board. **Motion:** Tim Irish moved to approve the Tennis Rules as submitted. It was seconded by Greg Stilson and approved unanimously. **Motion:** Dale Miller moved to approve the non-resident team member fee of \$25. It was seconded by Tim Irish and unanimously approved.

**Corner Lot at Mt. Shasta and Lucas Valley Road:** Most of this property belongs to the County with a smaller portion near the creek being privately owned. In the past this was mowed by our landscapers except last year when the County mowed it. However, they have stated that they will not do it every year. This year Ron Marinoff will make arrangements with CSA 13 funds to cut it as a firebreak but he recommends that LVHA find another solution in the future. LVHA will check with their attorney to find out what liability we have since the parcel near the creek is private property.

**Maintenance Policy:** There was discussion of how to deal with small tasks that need to be completed around the community center. Dale Miller suggested that the business manager be able to hire a handyman to do jobs under \$200 that do not require a license. These jobs would include things such as painting out a patch of graffiti on a wall or on the dumpster, changing a light bulb in the hall, putting the tables and signs out for meetings or clearing up a clogged toilet or kitchen sink. Tim Irish was concerned about the liability of hiring someone who is not licensed and insured and felt it best to hire a licensed contractor for all jobs. It was decided that LVHA will call ECHO and will discuss it with the Legal Committee.

**New Business: Office Air Conditioning:** The office received two bids for a heat pump for the office that could provide air conditioning in the summer and heat in the winter. Dale Miller recommended Allen Heating and Air. They recommend a very efficient Mitsubishi. **Motion:** Dale Miller moved to approve \$5000 to cover the unit, installation and permit fee. It was seconded by Tim Irish and unanimously approved.

**Application to Install Extenet Cell Power Poles with Related Equipment on Idylberry.** The County has received an application from Extenet to install cell towers on Idylberry Road. Two of these would be within LVHA. Many homeowners have expressed their concern as Upper Lucas

Valley has always had underground utilities. They feel that LVHA should protect the special zoning ordinance as written to prevent the degradation of the original intent of the community. They fear this would set a precedent for other companies to come in and install poles. Some suggested they install the type of pole that Sprint uses near the water tank on the south side of Lucas Valley Road. It was suggested that Neal Osborne, County Planner and Extenet be invited to the next Board meeting. **Motion:** Greg Stilson moved that LVHA form an Ad-Hoc Committee to look into the issue. It was seconded by Tim Irish and unanimously approved. **Motion:** Greg Stilson also moved that LVHA send the letter written by the ARC to the County. Dale Miller felt that is was too early in the process to do this. The motion failed for the lack of a second.

**Paramedic Service:** Ron Marinoff, Fire Commissioner for LVHA explained that, last year there was a measure on the last ballot to increase the paramedic tax to over \$100 but it failed. Ron wrote the argument against it. He stated that the San Rafael Fire Department had planned on using some of the funds to take over the Marinwood Fire Department. On the November ballot there will be a measure to raise the paramedic tax to \$95 per home over four years. Ron noted that the San Rafael Paramedic tax is higher than any other in Marin County and that they are using the paramedic tax to fund their fire department. If you have any questions about this please feel free to call Ron at 479-8103.

Items from Homeowners: A homeowner raised concerns about the Dixie School fence that she feels is a blight on the neighborhood and she would like to see it improved. The Board suggested she call Dixie School and the Superintendent of Dixie Schools.

**Adjournment of Board Meeting:** Dale Miller moved to adjourn the Board of Directors Meeting. It was seconded by Greg Stilson and carried unanimously.