

Minutes of the LVHA Board Meeting

September 21, 2011

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

Approval of Agenda: Tim Irish moved to approve the agenda. It was seconded by Greg Stilson and unanimously approved.

Approval of Minutes: Dale Miller moved to approve the minutes of the July meeting. It was seconded by Greg Kamman and unanimously approved.

Approval of Minutes of Executive Meeting of September 7th, 2011: Dale Miller moved to approve the minutes of the executive meeting. It was seconded by Greg Stilson and unanimously approved.

Office Manager's Report: Community Center: Channel 8 was down on Sunday (9/18) afternoon due to the dedicated channel 8 computer acquiring a virus. We now have a new computer and updated programs so it was back up and running as of Tuesday morning. Bids have been requested to repair the steps on the pool deck but we have not yet received them. Two weeks ago a film producer rented the center to use as the location for a 20 minute short video. It will be called Swim Trunks and should be out late this year to be shown in Film Festivals. **Office:** The statements for the 4th quarter will be going out later than usual. UPS apparently tried to deliver the order three times and then returned them to the shipper. Two delivery attempts were made on Friday; one at 6 am and one at 1:45pm. I was off that day and don't work at 6am. They also tried to deliver at 7:05 pm Monday. Normally they would have left them but they must have a new driver. Intuit will reship the order when it is returned. Hopefully the statements will still go out by Oct 1st. In checking on the issue of recycling here at the CC, Marin Sanitary Service advised that the dumpster refuse is sorted so we can put recyclables in it. **Pool News:** The pool will be open on Sept 24th and 25th from 1-6 pm. **Miscellaneous:** On Monday I received notice that Extenet will be holding an informational meeting at the Four Points Hotel on Oct 12th at 7pm.

Treasurer's Report: Given by Greg Kamman: Greg explained that he and the Finance Committee met to discuss the 2012 budget. The projected revenues and expenses for 2012 are \$1500 less than 2011's budget. The budget for community center repairs has been increased while the maintenance manager's salary has been eliminated. Overall the budget is very close to this year's budget.

Committee Reports:

CSA13: Given by Ron Marinoff. Ron explained that the Sanitary District will be replacing a portion of the main drain on Mt. Lassen between the Mt. Shasta Bridge and Idylberry Road and the pipe under the Mt. Shasta Bridge. The five homes involved along Mt. Lassen will have the opportunity of replacing part of their lateral at a reduced cost.

He also explained that the Marin County Parks and Open Space has nothing to do with the creek behind homes or the CSA13 Open Space on the hills north of LVHA. The hills are County owned open space but not part of the Parks and Open Space District. If you have problems, concerns or questions please call Ron Marinoff at 479-8103 or Janice Cunningham at the office.

Tennis Committee: Given by Carlos Lamas. Carlos reported that Herman Chin has resigned from the Tennis Committee. He thanked him for all the hours and hard work he has put into bringing the tennis rules up to date and getting new gates and locks installed at the courts. Carlos noted that the cable and lock from the back gate of the lower court was stolen. He has replaced it. The code for the electronic locks will be changed as the code has been shared with non-members. He also received a call that Marinwood is offering classes on the courts but was not aware of a new contract for this year.

Public Improvement Committee: Given by Ron Marinoff. Ron stated that he has been acquiring bids from landscapers and landscape architects to upgrade the landscaping around the tennis courts and also the bare dirt area just north of the toddler playground. He will continue to get a third bid. It was suggested that a meeting take place with landscapers to give them a sense of what LVHA wants to accomplish in these areas.

Pool Committee: Given by Maggie McCann. Maggie reported that this summer was a good pool season with no serious accidents. She urged the Board to consider various pool repairs within the next year and most urgently the concrete steps leading down to the pool and up to the wading pool.

Ad Hoc Committee: Extenet Poles. Given by Eric Forbes. Eric reported that the committee has 310 signatures on the petition against the poles with more to be turned in. Members of the audience noted that they have received Bay Stations or Microcells from their carrier to be able to receive the AT&T or Verizon signals at their homes. These units are free if you ask and press for them. Another member of the audience reminded everyone that Sprint will soon have the Iphone and Sprint works fine in the entire valley due to an antenna on the south side of Lucas Valley Road by the water tank in Jerry Russom Memorial Park. Denis Ford noted that the Board will not take a stand until the application for the poles is complete. A member of the audience urged the Board to take action sooner than later.

Old Business:

Corner Lot at Mt. Shasta and Lucas Valley Road: Dale Miller reported that the County owns the lot at this corner and County of Marin Parks and Open Space Department will maintain this lot because it is owned by the County of Marin.

CC&R Update Committee: Dale Miller reported that to date there are only three volunteers for this committee but hopefully more will come forward. The CC&Rs were re-written in 2002 after a costly and lengthy effort by the community. However new laws have since come into effect that may affect our CC&Rs. The committee will look at the current CC&Rs and recommend to the Board any revisions according to laws that have been passed since LVHA's last rewrite. Shelley Munson volunteered to be chair. The Board appointed Shelley Munson as chair of the committee.

LVHA Sign: Shelley Munson distributed an example of a possible sign for the HOA and community center. She explained that she drew on local resources in the community for help with design of the sign and for a referral to a fabricator. The discussion led to talk of a master plan to incorporate all aspects of the common areas.

Maintenance Policy: This issue was revisited as there are maintenance items that need attention. Janice reported that she has contacted contractors for estimates on items such as repair of the steps but that there are other small items that don't necessarily need a contractor such as; treating the curved fence, replacing expansion boards in the concrete, treating and power washing the eaves, re-staining the ramp, installing the new benches in the restrooms and replacing the sodium gas bulb in the parking lot light fixture. **Motion:** Greg Stilson moved to give authorization to the Business Manager to hire licensed and insured contractors or licensed and insured handymen to perform these duties around the community center not to exceed \$1000. Greg Kamman seconded the motion and it was approved unanimously.

Landscaping: Ron Marinoff reported that he has been meeting with landscape contractors to discuss and provide drawings or recommendations for the dirt corner adjacent to the toddler playground and the upper and lower tennis court areas.

Motion: Greg Stilson moved that the Board empower the Public Improvement Committee to investigate development of a Master Plan that the Board will seriously consider for action. It was seconded by Tim Irish and unanimously approved.

Dumpster and Recycling: Dale Miller reported that the dumpster is dry sorted up to a point by Marin Sanitary District. LVHA still needs to improve their recycling capabilities. This will be considered in the master plan.

New Business:

Paramedic Tax: There will be a measure on the ballot to increase the San Rafael paramedic tax from \$85 to 95 per household, however this measure does not affect the Paramedic service that Lucas Valley receives. There is no risk of loss of service at all. This tax is benefits the San Rafael Fire Department. CSA13 pays 25% of the Marinwood Fire Department budget.

Tree Pruning: An estimate to trim two trees; one at Linda Senf Park and the oak tree behind the community center was received for \$890. Motion: Dale Miller moved that the estimate for tree trimming in the amount of \$890 be approved. It was seconded by Greg Stilson and unanimously approved.

Budget 2012: The 2012 budget was presented. Motion: Dale Miller moved to approve the preliminary budget for 2012. It was seconded by Tim Irish and unanimously approved.

Public Improvement Committee Appointment: Shelley Munson has applied to join this committee. Motion: Dale Miller moved to appoint Shelley Munson to the Public Improvement committee. It was seconded by Tim Irish and unanimously approved.

Items from Homeowners: A homeowner asked if the bathrooms were still being considered for tile flooring. The board explained that floor mats may be required on the tile so there seemed to be no reason to tile the floor if we were going to cover them with mats. This is on the back burner for the time being.

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

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