

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

February 19, 2015

Meeting Called to Order: 7:33 PM.

**PRESENT WERE:** Greg Kamman, Doug Charlton, Greg Stilson and Eric Egan. Absent Maggie McCann.

**APPROVAL OF AGENDA: Motion:** Greg Kamman moved to approve the agenda. It was seconded by Eric Egan and unanimously approved.

**APPROVAL OF MINUTES: Motion:** Doug Charlton moved to approve the minutes of the January 14, 2015 Board of Directors meeting. The motion was seconded by Greg Kamman and unanimously approved.

**OFFICE MANAGER'S REPORT: Community Center:** The Social Committee's next event is a wine tasting event on Saturday, March 28<sup>th</sup> here at the clubhouse. Be sure to reserve your spot.

**Office:** The required annual testing of backflow devices has been ordered and should be completed by the end of the month. The dues are in excellent shape. Less than a half a percent are overdue and many have paid the year in full.

**Landscape:** Farias Gardening Service will begin clean-up of the landscaping and hardscape surrounding the upper courts this weekend.

**Miscellaneous:** No homes closed escrow in January.

**PRESIDENT'S REPORT:** None.

**TREASURER'S REPORT:** Given by Doug Charlton. Doug stated that revenues and expenses were in good shape with no exceptions. Doug noted that total assets are at \$1,500,000 while total liabilities are at \$16,000. The budget for January 2015 is tracking very similar to January 2014. In 2014 approximately \$98,000 in reserves was spent while contributions totaled \$96,000.

**ITEMS FROM HOMEOWNERS:** Ron Marinoff reported that there has been erosion on an old fire road on open space causing mud to be washed down onto the roadway at Red Mountain Road off Idylberry Road. The County has a plan in place to make corrections to prevent the continuing erosion. The plan will be reviewed by Board members and Ron when received. Funds will come from CSA 13 not the HOA.

A homeowner asked the Board what provisions they will make for those who cannot afford TV service once LVHA removes the basic TV service component from the CC&Rs. He realizes it is not cost effective to continue running the basic TV system for a few but wondered what could be done. Suggestions were to reduce dues or offer a stipend for those on fixed incomes. Others suggested antennas that pick up broadcast channels free of charge, if the signal is strong enough in the valley. The Board will take these suggestions into consideration.

**COMMITTEE REPORTS:**

**Emergency Response Committee:** Given by Kelby Jones. Kelby reported that the website has been updated with current information to reflect the 24 block area organization and revised Neighborhood Emergency Team structure. There are 14 block coordinators of the 24 block area. Nick Strada conducted orientation for new communications coordinators. A second successful practice drill was conducted on 2/1/15. Monthly practice drills are scheduled for the first Sunday of each month at 5:30 pm. They are open to the community on FRS radio, channel 1. The Committee encourages participation in your Neighborhood Emergency Team.

**ARC Committee:** Given by Mark Neely. Mark reported that the Committee has worked with Garris Chuba, concrete contractor, to come up with a solution to correct the light colored patches of sidewalk concrete installed by Comcast. They are attempting to have Comcast pay for the repairs. If unsuccessful, residents may wish to work together for a better price to have the contractor complete the work.

**Equestrian Committee:** Given by Tad Jacobs. Tad demonstrated the new signs that the horse owners purchased for the pasture area. He noted that they installed a tie off rack also paid for and donated by a horse owner. He reported that the drainage in the pasture area functioned well in the last heavy rainfall.

**Public Improvements Committee:** Given by Bob Schellenberg. Bob reported that the Committee is continuing twice a month meetings and moving forward on the renovation plans. They will have updates in the newsletter on a regular basis. He reported that Farias Garden Service will be removing shrubbery and concrete from the east and north side of the upper courts beginning Feb 21<sup>st</sup>. The next phases will include removing concrete from the west side and design plans to replace pathways.

**Social Committee:** Given by Eric Egan. Eric noted that the Social Committee continues to host various events throughout the year. The next event is a Wine Tasting on March 28<sup>th</sup>, RSVP needed and the Easter Egg Hunt is scheduled for April 4<sup>th</sup>. The Committee is asking the Board to approve \$2000 additional for the Tree Lighting. This will be turned over to the Finance Committee for review. A member of the audience suggested having fundraising events such as bingo.

#### **UNFINISHED BUSINESS:**

**Redwood Trees at Lower Courts:** Since this item has been led by Maggie McCann and is not an emergency the Board chose to table it to next month when Maggie returns.

**CC&R Amendment to Remove TV Component:** Eric Egan explained that with the installation of Comcast and other cable utilities such as AT&T, Dish and Web Perception available to the residents it is no longer cost effective to keep the LVHA cable system for basic TV channels running for the few that use it. Equipment would need to be replaced and work on lines will become more frequent as the system ages all costing more than the value of keeping it running. The Board will ask that residents vote in the May elections to amend the CC&Rs to remove the stipulation that LVHA provide basic channels to members. At this time it has not been decided

how to allocate the approximate \$3.50 monthly attributable from the dues to maintain the system. The Board asked that members try not to think of it as taking something away but to realize the cost to the community to keep an old system active and how much can be saved.

**Condition Assessment of CC:** Doug Charlton reported that the reports have all been received from the various consultants hired to assess the current condition of the common grounds and buildings. The reports outline what is needed to bring the center up to current standards. During the renovation project some items will be replaced completely while others will be repaired.

**NEW BUSINESS:**

**Committee Applications:** Herb Drake has applied to be on the Emergency Response Committee. The Board appointed Herb Drake to the ER Committee.

**Farias Garden Service Contract:** George Farias submitted the new contract for the year 2015. There are no changes over last year's. The Board approved the Farias contract for 2015.

**Next Steps to Design Drawings for Ramp:** The next project is to install a ramp at the back of the clubhouse to make the pool area ADA accessible. Studio Green has submitted rough hand drawings for the ramp and a contract for \$4,150 to draw final design drawings so that they can be sent out to contractors for a bid. The PIC chose sample "B".

**Motion:** Doug Charlton moved that the Board accept the bid from Studio Green of \$4,150 to draw final design drawings for a ramp at the back of the clubhouse for bid specification for layout B that is a permanent part of the remodel that meets ADA guidelines. It was seconded by Eric Egan and unanimously approved.

**Adjournment:** The meeting was adjourned at 8:55 PM.