

Minutes of the LVHA Board Meeting

January 14, 2015

Meeting Called to Order: 7:30 PM.

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

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

APPROVAL OF MINUTES: Motion: Greg Stilson moved to approve the minutes of the November 19, 2014 Board of Directors meeting. The motion was seconded by Greg Kamman and unanimously approved.

OFFICE MANAGER'S REPORT: Community Center: A large drainage pipe in the parking lot was cleaned due to a blockage just before the heavy storm in December. Pipes on the pool deck were also cleared. A tree just west of the Mt. Shasta Bridge was removed from the creek by the Marin Conservation Corps in the nick of time. A huge thank you to the County Planning Department for acting very quickly in getting the tree removed. Kelby Jones, chairman of the Emergency Response Committee removed a large branch from the creek running along the Rubicon/ Mt. Burney trail. Kelby was out there with his chain saw in the rain and dark. Treemasters aided in removal additional tree trunks. **Office:** A CD has been opened at U.S. Bank to reduce the amount on monies held at Union Bank. Quarterly and annual payroll tax forms have been completed and submitted. Homeowners' dues are due by January 31st. A growing number of owners are paying their dues for the entire year. Thank you to all who have. **Cable TV News:** As of today Comcast has activated the last of the phases in the build-out. Everyone who wants it should be able to order Comcast now. **Landscape:** Winter pruning continues during January. **Miscellaneous:** Homes that have sold since the November meeting are: 53 Mt. Whitney and 110 El Capitan.

PRESIDENT'S REPORT: Given by Maggie McCann. Maggie thanked the Social Committee for a very successful first Gingerbread House Decorating party in December and also for pulling together the last minute Holiday Lighting Event. This event drew many volunteers from the community and donations of cash, cookies and decorations. George Sarantakis was a superb Santa.

The plaque honoring Catherin Munson, created by Shelley Munson has been placed in open space above Pikes Peak Drive.

Maggie thanked the current Board members for their hard work and dedication to "getting things done" and stated that it was a pleasure to work with them. She noted that there will be two positions available for election in May and she encouraged people to run for the board. **TREASURER'S REPORT:** Given by Doug Charlton. Doug noted that the Reserve Fund currently is at \$705,000. The expenses for year-end were \$16,000 under budget and revenues were on budget. A new Reserve Study will be completed this year as per the Davis-Stirling Act requirement to have one completed every three years. The Finance Committee recommends engaging Reserve Analysis, LLC. **Motion:** Doug Charlton moved that the Board contract with Reserve Analysis, LLC to perform the Reserve Study for this year at a cost of up to \$2000. It was seconded by Greg Stilson and unanimously approved.

ITEMS FROM HOMEOWNERS: Ron Marinoff reported that a tree was down along the creek on the Dixie School side of the creek. Ron has contacted the County to have it removed. **COMMITTEE REPORTS: Emergency Response Committee:** Given by Kelby Jones. Kelby reported that the Committee has completed acquisition of mobile emergency communications equipment with CSA 13 funds. They have conducted their first LVHA NET emergency communications drill and will continue to conduct drills on the first Sunday of each month at 5:30pm, open to the community on FRS channel 1.0.

They are continuing Neighborhood Emergency Team organization efforts to recruit and train residents with FRS equipment. They hope to recruit and train a majority of the community's 24 licensed HAM operators in the use of the mobile HAM "go kit" to assure staffing of an emergency operations center. They would like to encourage residents to become active in their Neighborhood Emergency Teams.

ARC Committee: Given by Mark Neely. Mark reiterated that satellite dishes should be placed in an optimal position for *minimizing the visual impact*. A few members have placed these at the front of their houses or sides that are very visible. Many cable companies put them up in the most convenient place for them without considering the visibility from the street. The Committee asks that one submit an application for the dishes. In most instances there are several places that the dish could be placed.

Mark noted that a realty company out of Clovis, CA was buying and flipping houses in the area but that they have not applied to the ARC for work being done. The ARC discussed the matter with the contractor. He encouraged everyone to apply for projects, even ones that one may not be sure about. An example of a recent case includes someone who moved solar panels to a highly visible position on the roof but it was only temporary while other roof work was being done. However, the ARC received several urgent calls from concerned neighbors. If the ARC had known about the project they would have been able to quell the fears of neighbors more quickly.

Equestrian Committee: Given by Tad Jacobs. Tad reported that the Committee is continuing meetings on a regular basis. They have purchased new signs using their own funds. A family donated a new hitching post. The group continues to maintain culverts and the road. They will place new gravel on the road and do fire suppression in early summer, all within the budget. They have completed installation of an upper tie off area. They will soon apply to the ARC to repaint the barn. Someone reported a small amount of manure had rolled down the hill toward a tributary creek. The County inspected the area and determined that the horse owners were managing manure responsibly but the Committee is taking extra precautions to prevent any runoff.

Public Improvements Committee: Given by Bob Schellenberg. Bob noted that the process for modernization of the community center and courts is continuing. He stated that 7 technical experts were hired to provide reports on the status of the center as is and these reports are coming in at this time. He reported that they would like to get the upper courts hardscape and planting areas cleared for new walkways. Studio Green has been hired to provide design drawings for the pathways. They are also working on an ADA pathway to the pool. **UNFINISHED BUSINESS: Card Key Entry and Security Cameras Update:** Eric Egan reported that the system is now operational. The Board is looking into the possibility of having a link to the cameras on the website but the consensus is that it should have homeowner only secured access.

Website Upgrade: Eric Egan stated that for some time now some residents and committees have requested that parts of the website have secured access for residents of LVHA only. This would give LVHA privacy for areas of the site such as the webcam for the pool, teen list names and phone numbers and Board members phone numbers. A discussion forum could also be added for residents' access only. **Motion:** Eric Egan moved that a contract with Mary Higgins be approved for up to \$3000 to upgrade the website. This would also require an additional monthly fee in the amount of \$30 to \$50 to host the site. It was seconded by Greg Kamman and unanimously approved.

Comcast Update: Eric Egan reported that as of today (Jan. 14th) Comcast has completed the activation of all streets in the Association. Any resident should be able to order service as of today. Comcast will be repairing all concrete work in the near future.

NEW BUSINESS: County Scenic Roadway: Maggie McCann explained that the County has been considering designating Lucas Valley Road a “scenic roadway”. The Marinwood CSD and Lucas Valley Estates support the designation. LVHA has been asked to send a letter to the County with their opinion. In the November Valley Vibration there was a letter in favor of the designation and in December there was a letter in opposition. Joy Dahlgren stated that 600 people in the Lucas Valley area have signed a petition, 90 of those being LVHA residents. Joy noted it would help in keeping building and communication towers less visible from the road. She said it is not expected to increase traffic. The County can renege the designation at any time since it is not a State scenic highway. Meehyun Kurtzman, Zoning and Planning Committee chairperson, explained that this will help the County qualify for grants for creek restoration and will help preserve the scenic views along the road. Three people in the audience were opposed as they felt it may lead to additional traffic.

Motion: Doug Charlton moved that the Board send a letter to the County in support of Lucas Valley Road being designated a County Scenic Roadway. It was seconded by Eric Egan and approved by Maggie McCann and Greg Stilson. Greg Kamman was asked to recuse himself due to a possible conflict of interest.

Redwood Trees at Lower Courts: Maggie McCann explained that the Board is researching the possible need to remove up to seven large redwood trees to the west of the lower courts. There has been some question as to whether or not the trees are impacting the neighbors’ foundation. The Board has received one report and estimate from a tree service and is expecting a second report from a leading Bay Area consulting arborist. Upon receipt of this report the Board will make a determination as to how to proceed.

Upper Courts: Doug Charlton explained that the PIC has been proceeding with plans to renovate the grounds at the upper courts. The initial drainage repair was completed last year. The next step is to prepare the site on the north and east side for a new ADA compliant pathway and new plantings.

Motion: Doug Charlton moved to approve a contract with Farias Garden Service for up to \$6,000 to complete the site preparation of the north and east side.

CC&R Amendment to Remove TV Component: Eric Egan explained that with Comcast installing service in the neighborhood and the closing of Lucas Valley Cable, it will no longer be feasible for LVHA to provide basic cable channels to members as required by the CC&Rs. Therefore, the Board has asked the HOA attorney to provide verbiage for a ballot initiative for removing that requirement from the CC&Rs. The first draft from the attorney for the amendment was just received and will be reviewed by the Board for inclusion in the May ballot.

Watershed Committee: Doug Charlton stated that the Watershed Committee needs to be resurrected and needs new members. They would like to see not only Miller Creek but also its tributaries cleaned of debris. They are asking for volunteers to come forward to join this committee. Ron Marinoff volunteered to work on the creek cleanup.

Committee Applications: Stan Witherspoon has applied to be on the Emergency Response Committee.

Motion: Eric Egan moved to appoint Stan Witherspoon to the ER Committee. It was seconded by Greg Stilson and unanimously approved.

Maggie McCann thanked Bob Schellenberg for setting up tables and chairs for the meeting.

Adjournment: The meeting was adjourned at 9:15 PM.