

Minutes of the LVHA Board Meeting

March 11, 2015

Meeting Called to Order: 7:30 PM.

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

APPROVAL OF AGENDA: Motion: Greg Stilson 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 February 18, 2015 Board of Directors meeting. The motion was seconded by Greg Stilson and unanimously approved.

OFFICE MANAGER'S REPORT: Community Center: The Social Committee's wine tasting event is scheduled for Saturday, March 28th at the clubhouse. Please RSVP for this event to lucasvalleypartytime@gmail.com. The Easter Egg Hunt is Saturday, April 4th at 10am. **Office:** Thank you to all who have paid the dues for the year in full. The next dues statement will go out shortly before April 1st. The deadline for the April newsletter is earlier than usual - March 20th. This is due to the early date of the April Board meeting which has been changed to April 8th. Elections are coming up in May so the ballots must go out with the April newsletter. Two positions on the Board will be available - please consider running for the Board. The deadline to submit your candidates' statement is March 20th. **Landscape:** Work on the upper courts' landscaping continues. The PIC Committee will give an update on the project. **Miscellaneous:** 100 Mt. Lyell Drive closed escrow this month.

PRESIDENT'S REPORT: Given by Maggie McCann. Maggie reiterated the need for members to volunteer to run for the Board. She noted that it is a pleasure working with fellow Board members and a rewarding experience. Maggie reminded everyone that the ballots will go out in April and that an amendment to remove the TV component from the CC&Rs will be on the ballot. This is an important amendment that needs a majority quorum to be passed. The Association may need to go door to door to solicit votes.

TREASURER'S REPORT: Given by Doug Charlton. Doug noted that the Association is ahead of budget as of Feb 28, 2015. Income to date is \$99,226. Total expense is \$33,206 leaving a net income of \$66,000. This number will even out as the quarter progresses and during the summer months due to higher expenses in the summer. Reserves is approximately \$721,000. Total equity is \$1.5 mil.

ITEMS FROM HOMEOWNERS: Greg Stilson reported that there had been a rear-ender accident on Lucas Valley Road due to turkeys. He warned that it is mating season and the turkeys have been very active lately, often seen crossing the street in single file. Please be vigilant on Lucas Valley Road for slowing or stopped cars.

A homeowner reported that there is a house on Idylberry in the 1200 block that has a car up on blocks and a boat upside down. He would like to see proceedings start to remove these items that are a blight on the neighborhood. Another homeowner expressed concern over the removal of the TV component from the CC&Rs. She felt that the Board had a moral obligation to reduce the dues by an appropriate amount. Eric Egan explained that the Board chose not to raise dues this year and that the amount attributable to running the TV system was about \$4.75 per month per residence. This excess income, saved by not operating the TV system, would be rolled into the Reserve Fund and help defray the costs of the modernization of the CC. The Board felt this was easier than reducing dues only to have to turn around and increase dues. It will save many hours of office work.

COMMITTEE REPORTS: Zoning and Planning Committee: Given by Meehyun Kurtzman. Meehyun explained that Skywalker Ranch is going ahead with their plan for a wine cellar. This will require about 400 large truckloads of dirt being removed which will travel down Lucas Valley Road. Some residents in the Lucas Valley Estates area are concerned about these trips. The Zoning and Planning Committee recommends that this issue be left alone for the property owner has an entitlement right to build the proposed project. LVHA residents should be cognizant of increased construction traffic on Lucas Valley Road.

On March 27th the Marin County judge will make a ruling on the Housing Element EIR. Meehyun explained that the Marin Community Alliance is looking for a contribution of \$2500 for transcripts. She said this is a small fraction of the costs to date. She feels this is a very important issue because as it stands now any developer can come in and built up to 30 units per acre, if they include the state mandated threshold (10%) of low income or affordable housing. Many areas surrounding this valley have been up zoned to densities up to 30 units per acre at the last 2012 Housing Element, which has been in litigation since Oct. 26, 2013. LVHA members can view the court briefs on the LVHA website or at www.alliancemarlin.org.

ARC Committee: Given by Maggie McCann. Maggie reminded everyone who chooses to go with a satellite dish company to be sure to have the satellite dish placed in as inconspicuous a place as possible. Often times the

company just puts it up in a location that is easiest for them. She asked that the dish be placed in the back of the house rather than the front or side where it is visible from the roadway.

CSA 13: 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 submitted their plan to re-grade the old fire road so that the mud does not wash down into the street or backyards of homes. He has provided Greg Kamman and Doug Charlton copies for their review.

Emergency Response Committee: Given by Kelby Jones. Kelby reported that the Committee continues its efforts to recruit Neighborhood Emergency Team coordinators. Their third emergency communications practice on 3/1/15 was unsuccessful, yet instructive for future planning and recruiting needs. Monthly drills are scheduled for the first Sunday of each month at 5:30pm. They are open to the community on FRS channel 1. They would like to see more volunteers willing to learn or help train on the FRS equipment. Kelby reminded the PIC to keep in mind the need for a transfer switch when planning the modernization.

He also talked about the need to have 100% compliance from homeowners living on the perimeter near open space. This is a very dry year and the fire season is expected to start early.

Equestrian Committee: Given by Tad Jacobs. Tad noted that a possible pasture would be coming available in April. He also stated that the wording on one of the newly acquired signs had caused a legal concern by a resident. They have taken the sign down and will revise it.

Public Improvements Committee: Given by Bob Schellenberg. Bob explained that the east and north side of the upper courts landscape demolition has been completed. The west side will be next. He also explained the Committee is working on the ADA ramp to the pool level and that this would be completed within the next two months. The drawings from the Architect were just received today and they would go out to bid. The Committee is also talking about maintaining a uniform color of concrete throughout the renovation projects whether it be at the CC or at the tennis courts.

UNFINISHED BUSINESS:

Redwood Trees at Lower Courts: Maggie explained that seven large redwood trees at the lower courts, some of which are possibly causing damage to a neighbor's house and one which is causing damage to the courts, need to be removed. The Association has acquired two arborists' reports. Both reports agree that the trees should not have been planted in that location but they disagree on whether or not the siding on the house has warped due to the trees. They also both agree that the trees most likely would cause damage to the foundation of the house in the future.

Motion: Greg Stilson moved that the Board approve the removal of seven redwood trees between 15 Mt. Tallac Court and the lower tennis courts per Treemasters' estimate for \$12,980. It was seconded by Eric Egan and unanimously approved.

CC&R Amendment to Remove TV Component: As Eric Egan explained earlier, 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. Upkeep will only become more expensive as technology changes. They feel that in the long run this is the best option for the community as a whole. 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.

NEW BUSINESS:

MCS D Tennis Court Use: The Marinwood Community Services District has submitted a new contract for use of the lower courts for spring tennis classes in exchange for a small fee.

Motion: Eric Egan moved that the Board approve the contract as presented by MCS D for use of the lower courts on Monday afternoons from 2:45 – 3:45pm and on Wednesdays from 1:30 to 2:30 pm for tennis lessons after school, from March 9 through June 3. It was seconded by Doug Charlton and unanimously approved.

Upper Court West Side Demolition: Farias Garden Service provided a bid to continue work on the demolition of the hardscape and landscape around the upper courts.

Motion: Doug Charlton moved that the Board approve the contract from Farias Garden Service for demolition of the west side of the hardscape and landscape at the upper tennis courts for \$6789.26. It was seconded by Greg Stilson with the stipulation that item #3 on page two be stricken from the contract. It was unanimously approved with item #3 stricken.

Adjournment: The meeting was adjourned at 8:50 PM.