

Minutes of the LVHA Board Meeting

April 8, 2015

Meeting Called to Order: 7:30 PM.

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

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

APPROVAL OF MINUTES: Motion: Greg Kamman moved to approve the minutes of the March 11, 2015 Board of Directors meeting. The motion was seconded by Doug Charlton and unanimously approved.

OFFICE MANAGER'S REPORT: Community Center: Both the Social Committee's latest events, the wine tasting occasion and the Easter egg hunt were a huge success. They have even had requests for the wine tasting event to be held quarterly! Their next event is the Family BBQ on June 14th.

Office: The 2nd quarter dues are due by April 30th. Ballots have gone out. If you have not already returned your ballot please do so as we must have a quorum

MMWD paid us a visit this week and asked that we conserve water by 25%. Please help us meet this goal while using the pool and facilities. MMWD will at some point in the future install an automatic meter reading (AMR) meters, a type of SMART meter, on commercial irrigation customers. This project is funded by a State grant of \$1.3 million awarded to MMWD as a result of the Safe Drinking Water, Water Quality and Supply Bond Act approved by voters in 2006. **Landscape:** On May 11 – 13 seven large redwood trees will be removed from the west side of the lower tennis courts. A large crane will be on Mt. Tallac for part of that time.

Miscellaneous: Homes that have sold or are in escrow: 100 Mt. Lyell Drive, 300 Mt. Shasta Drive, 35 Mt. Lassen Drive.

PRESIDENT'S REPORT: Given by Maggie McCann. Maggie thanked Joy Dahlgren and Vic Reizman for running for the Board and communicated that the community appreciates their volunteerism. She noted that it is with great sadness that the redwood trees at the lower courts must come out, but they are causing damage to nearby structures that will only get worse over time. Maggie also thanked the Social Committee for a very successful wine tasting event that netted the wine producer about \$2000 in sold wine.

TREASURER'S REPORT: Given by Doug Charlton. Doug reported that the budget is on track for the first three months of the year. Current reserve funds are approximately \$730,000 with total assets at \$1.4 million.

ITEMS FROM HOMEOWNERS: Ron Marinoff reported that a large portion of a tree fell in the creek behind Mt. Wittenburg. Treemasters will provide an estimate to remove it. Ron will then present it to the County for approval to use CSA 13 funds for its removal. No HOA funds will be used.

Beth Miller, treasurer of the swim team, reported that the team has fewer signups than expected. As a result they expect to have a deficit this season so they are asking that the HOA reduce the contract fee they pay for pool costs. The Board referred this to the Finance Committee to review.

COMMITTEE REPORTS: Zoning and Planning Committee: Given by Meehyun Kurtzman. Meehyun requested that the Board consider making a donation of \$2500 towards reproduction of transcript costs as a result of the lawsuit filed by MCA, Marin Community Alliance, against high density housing. Maggie reiterated that the Board needed to receive items for consideration a week in advance of the meeting. She also stated that she has not heard much concern from other homeowners regarding this issue. Greg Kamman noted that he had heard some concerns voiced in the neighborhood. The Board requested one

page explaining what the Committee's requests are and referred the item to the Finance Committee for review. The item will appear on the agenda in May.

Tennis Committee: Given by Carlos Lamas. Carlos explained the condition of the courts. He stated that the lower courts were still in very good condition having been resurfaced in 2007 but that the upper courts were in need of repair. He stated that now that the drainage issue has been repaired the Committee would like to see the courts resurfaced. He noted that part of the east court is wavy due to buckling from the rainwater. He received two estimates last year but has not been able to get a third one. The cost would be about \$50,000 to resurface the upper courts and make some minor repairs to the lower courts. The Board expressed concern that this work should be coordinated with the current landscaping improvements being completed at the upper courts so as not to create damage to either project if one is completed before the other.

ARC Committee: Given by Mark Neely. Mark reported that he has been receiving several calls from irate owners regarding the sidewalks that Comcast installed especially in the west end of the valley. Maggie McCann noted that she has received word from the County that they (the County) made an error in requiring the light color concrete but that they will not require Comcast to correct it. Garriss Chuba Concrete has worked with the County to attempt to remedy the situation also. He has come up with a method of improving the light color pads that were poured and has done it for a few homeowners at their expense. Maggie reported that the Board has exhausted all attempts to remedy the situation and that now it is up to each homeowner to correct their concrete if they so choose.

Equestrian Committee: Given by Janice Cunningham for Tad Jacobs. Pasture 9 is vacant and available. Doug Charlton noted that horse owners identified several ways they would reduce their water consumption, including cutting back on washing the animals.

Public Improvements Committee: Given by Bob Schellenberg. Bob reported that the Committee continues to work with Studio Green Landscape, and the ARC and Pool Committees on the renovation plans. The ramp drawing is finished and bids are coming in but they are waiting on a third bid.

UNFINISHED BUSINESS:

Redwood Trees at Lower Courts: Maggie explained that after the removal of the trees at the lower courts more appropriate trees would be planted and that a mini-park or other use would be explored.

CC&R Amendment to Remove TV Component: Maggie McCann explained that the aging infrastructure of the Cable TV system made it impractical to continue to manage and repair it. She reiterated that it was imperative that each member vote in order to have a quorum of "yes" votes to remove the TV component from the CC&Rs. She noted that she or another Board member would be knocking on your door if you did not vote. So please vote!

NEW BUSINESS: Tennis Court Nets. Carlos Lamas reported that two of the courts are in need of new nets. Janice Cunningham noted that there was one in storage and that she would purchase a new one.

Equestrian Insurance Coverage. In acquiring bids for the HOA insurance one company had explained that the HOA is not covered adequately with insurance associated with the horses. They provided a bid for equestrian coverage. However, in the meantime Janice received confirmation from the current carrier, State Farm, who explained that the HOA was adequately covered. In addition, each horse owner carries a minimum of \$1 million coverage naming CSA 13 and LVHA as additional insureds. No action was taken on the additional policy.

Adjournment: The meeting was adjourned at 8:35 PM.

Submitted by Janice Cunningham, April 9, 2015