

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

May 13, 2015

Meeting Called to Order: 7:30 PM.

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

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

**APPROVAL OF MINUTES: Motion:** Greg Kamman moved to approve the minutes of the April 8, 2015 Board of Directors meeting. The motion was seconded by Eric Egan and unanimously approved. Doug Charlton moved to approve the minutes of the Executive Meeting of May 5. The motion was seconded by Eric Egan and unanimously approved. Maggie McCann ratified the vote taken at the Executive meeting to give the Swim Team a one-time subsidy of \$3,700 to help with their shortfall this season.

### **OFFICE MANAGER'S REPORT:**

**Community Center:** Comcast will be hosting a "tech" night on Thursday, May 28<sup>th</sup>. They will have technicians on hand to demonstrate the new features or help with your existing services. On Saturday, May 30<sup>th</sup>, 4 – 6 pm there will be an art show and wine reception featuring Chase Langford's paintings. The annual Family BBQ is planned for Sunday, June 14<sup>th</sup>. You are asked to bring a side dish, salad or dessert to share. **Office:** The homeowners' dues are in very good shape with far less than 1% overdue and only one or two significantly overdue. **Landscape:** Seven large redwood trees have been removed from the west side of the lower tennis courts. The wood chips from these trees have been deposited at the upper courts and the lumber is being sold to a lumber yard. The PIC and ARC will be working on an improvement plan for the area in the near future. **Miscellaneous:** Homes that have sold since the last meeting; 300 Mt. Shasta, 35 Mt. Lassen, 43 Mt. Tallac, 22 Mt. Muir, 7 Mt. Burney, 1304 Idylberry.

**PRESIDENT'S REPORT:** Given by Maggie McCann. Maggie explained that Damon Connolly had been scheduled to appear at this meeting but had to cancel due to a conflict. He will appear at the June 10<sup>th</sup> Board of Directors meeting. Maggie thanked everyone who worked on getting the ballots in. The Board Members and many residents made phone calls or knocked on doors.

**TREASURER'S REPORT:** Given by Doug Charlton. Doug reported that the budget is on track and that there are no exceptions. Larry Johnson, CPA completed the Financial Statements and taxes for 2014. We continue to contribute to the Reserve Fund monthly for a total of \$96,000 for the year. Current reserve funds are approximately \$780,000.

**UNFINISHED BUSINESS:** ADA Ramp to Pool level. Doug Charlton reported that two bids are in and they are waiting for a third bid. The Committee has had trouble getting bids from contractors as they are busy this time of year.

**Studio Green Landscape Architecture Contract \$1800:** Studio Green submitted a contract for an additional \$1800 for an environmental condition assessment that was not included in the

first contract for current condition assessments of \$15,000. **Motion:** Greg Kamman moved to approve the contract for \$1800 for additional assessment testing. It was seconded by Doug Charlton and unanimously approved.

**Studio Green Design Drawings Contract \$39,800:** Doug Charlton explained that Studio Green has been working on two additional design alternatives for the modernization of the center. He noted that these are not the detail drawings or construction drawings. Those will come after the concept drawings are complete. **Motion:** Doug moved that the Board approve the contract for \$39,800 for additional design drawings. It was seconded by Eric Egan and unanimously approved.

**Zoning and Planning Request:** Chairperson Meehyun Kurtzman has requested \$2,500 to go towards lawsuit costs against the County by the Marin Community Alliance. This lawsuit claims that the County did not adequately study the effects of the various high density housing sites on nearby neighborhoods by not following CEQA guidelines or conducting a proper EIR. Given that so many sites near Lucas Valley have been identified as possible high density housing sites Meehyun feels this is an important issue that the HOA should contribute to. **Motion:** Greg Kamman moved to approve the donation of \$2,500 to MCA. It was seconded by Doug Charlton and unanimously approved.

**NEW BUSINESS: CC&R TV Amendment:** Eric Egan explained that the expense of continuing the basic TV channels was no longer feasible. The expenses will continue to rise as the system ages. Assuming enough votes come in to drop the requirement from the CC&Rs that LVHA provide basic channels, LVHA will need to determine what steps will follow to decommission the head end building and related equipment including the street pedestals.

**Motion:** Eric moved that the Board approve terminating transmission of the basic channels as of June 30, 2015 assuming there are enough votes of the members to amend the CC&Rs. It was seconded by Greg Kamman and unanimously approved.

**Grady Ranch:** Maggie McCann explained that she had met with Mont Marin and The Estates to discuss the Grady Ranch proposal by Mr. Lucas. She also met with various neighbors and NPR Radio. One of NPRs questions was; with 80% of Marin County designated as open space why are residents concerned? She said not many are opposed to work force housing however, the number one concern was about traffic and not wanting Lucas Valley Road to turn into a Sir Francis Drake Blvd. One of the other concerns was the current water situation. There was also concern that with so many sites designated as high density sites in the Lucas Valley/Marinwood area it could dramatically change the nature of the valley and negatively affect schools. She said the work Marin Community Alliance is doing is very important in this regard. The Zoning and Planning Committee welcomes volunteers.

**Adjournment:** The meeting was adjourned at 8:15pm.  
Submitted by Janice Cunningham May 18, 2015