

Minutes of the LVHA Board Meeting

June 10, 2015

Meeting Called to Order: 7:30 PM.

PRESENT WERE: Maggie McCann, Doug Charlton, Eric Egan, Vic Reizman and Joy Dahlgren.

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

GUEST SPEAKER: Supervisor Damon Connolly: Mr. Connolly thanked the Board for inviting him to speak about the Grady Ranch proposal. He stated that there was not a lot of information yet on the Grady Ranch project as they have only submitted a pre-application to date. The project consists of 224 units; 120 workforce housing units and 104 senior units. The buildings vary from two to four or six stories depending if you count the underground stories. The property consists of 1039 acres of which 800 acres is open space. In a couple weeks the County will notify George Lucas that they will require a master plan with detailed drawings and infrastructure plans. Damon noted that the applicant has hired a professional firm to conduct outreach in the community.

After receiving the master plan it will take the County about three to six months to review it. If required a full EIR can take 9 – 12 months, followed by public scoping sessions. Damon feels a full EIR should be done specific to this project. He is concerned about the cumulative effect of all the high density projects considered for this area, including: Marinwood Plaza, Oakview with two proposals, St. Vincents/Silveira, Hetfields and the Rotary Village area. He stated that the applicant will be held to the same standard as anyone else and that there will be no fast-tracking of the project.

There is a County webpage that one can find information on. Search for Skywalker Properties. Members of the audience had various questions including: How will they make sure that the residents are the ones that they are intended for? How will the plan impact the school? School funding for this area is changing due to the exploding population of children. How does a non-profit developer impact school funding? Damon explained that although it is a rental property the owner will pay a special tax but it may not be as much as ownership of homes. Special assessment for schools can be assessed but it may be per parcel and there are only four parcels in the project. There were also concerns about the creek and the water situation.

One homeowner asked how the residents of LVHA can support our Supervisor given that it seems the other County Supervisors are in favor of high density in our area. Residents should write or email the County and keep abreast of how the project is progressing. Damon noted that while they don't have all the answers now many of these questions will be answered when the master plan is submitted and during the hearings.

APPROVAL OF MINUTES: Motion: Doug Charlton moved to approve the minutes of the May 13, 2015 Board of Directors meeting. The motion was seconded by Vic Reizman and unanimously approved.

OFFICE MANAGER'S REPORT: Community Center: The annual Family BBQ is planned for Sunday, June 14th. Please RSVP if you have not already done so. **Office:** Third quarter dues statements will go out in about ten days. You may pay the year in full if you prefer. **Pool:** The pool will open for the summer season this Friday, June 12. **Landscape:** The landscapers are working hard to be sure that they are not wasting water. The sprinklers for the lawn at Mt.

Tallac have been causing problems that repairs were not able to fix so they replaced the faulty valve. **Miscellaneous:** No homes sold since the last meeting. However, some are in escrow.

PRESIDENT'S REPORT: Given by Maggie McCann. Maggie thanked Supervisor Damon Connolly for speaking to the HOA this evening and thanked Terry Bremer for making it happen. She also welcomed Joy Dahlgren and Vic Reizman to the Board. Maggie presented Mark Neely, chairperson of the ARC with the Homeowner of the Year award for his dedication to the community and doing one of the toughest volunteer jobs in the community. Having to tell people they cannot do something to their house can be tricky and Mark has the finesse to do it with the best outcome.

TREASURER'S REPORT: Given by Vic Reizman. Vic reported that overall the financial status of the HOA is very strong. He reported that the TV expenses will diminish over time and that PG&E expenses were high but that it is due to the winter operation of the pool. The Legal and Professional expenses are also high but that includes mostly Studio Green Landscape Architects work on the drawings for the modernization of the facilities.

ITEMS FROM HOMEOWNERS: A homeowner asked when the firebreaks at the street ends were to be cut. Janice reported that they were scheduled to be done this weekend (June 13 – 14). A resident reported seeing more graffiti than usual. It was suggested that they note the details and report it to the Sheriff and the LVHA office. Apparently there is a gang of teenagers that are tagging in the area. They are called San Rafael Dirty Kids (SRDK) and they will steal anything they can get their hands on. Another homeowner thanked to Board for arranging for Damon Connolly to speak this evening. She noted that there are new challengers to the other districts' supervisors running in the next election that are anti high density and that it would behoove residents to keep an eye on these elections.

COMMITTEE REPORTS: Pool Committee: Given by Margaret Nau. Margaret reported some issues with the new fob entry system that are being worked out. Some residents have been coming in when they shouldn't and taking covers off the pool. If the covers are on the pool is closed. Only those assigned to take covers off are allowed to do so. The adult children of owners are not allowed to register for fobs as if they lived here. The owner must be in attendance with the guest. Margaret reported that the committee voted to demolish the brick BBQ and purchase a temporary BBQ. She noted that they would like new pool furniture.

ARC Committee: Given by Mark Neely. Mark explained that the committee is working closely with the PIC on the renovation project. Mark also reported that some residents understand the reasoning behind the committee but explained that often residents think only of their property and not the community as a whole when considering remodeling project. He said it is best to think of the community as a whole and how it will look in the context of the entire community. Given that, the committee works very hard to please homeowners and yet stay within the ARC guidelines.

Public Improvements Committee: Given by Doug Charlton. Doug noted that the committee is working closely with ARC and the Finance Committee on the renovation project. They meet most Monday evenings at the clubhouse at 7:30. They are looking at specific parts of the

project. The committee is working on a description of the project and answers to frequently asked questions which will soon be available in the office. They do not expect to have a special assessment but may have a modest increase in dues.

UNFINISHED BUSINESS: ADA Ramp: Doug reported that the Board approved the bid for the ADA ramp at the back of the building that will lead to the lower pool deck. The contractor is scheduled to start at the end of this month.

Tennis Courts: The Board has received a request from the Tennis Committee to resurface the upper courts. The Board explained that the courts are intended for recreational tennis and were not inclined to take on this expensive project at this time. A member of the tennis league noted that they are in need of repair due to a safety issue. The Board will take a second look at the courts and revisit it at a later meeting.

NEW BUSINESS: Vegetation Management: The Emergency Response Committee looked into the feasibility of having the HOA cut or otherwise dispose of the weeds along the perimeter homes that abut open space. One method they acquired a bid for was to have goats on the property but this would cost about \$20,000. The second method was to have a company come in and cut all the firebreaks. This method would be about \$45,000. The Board decided that this was not a wise use of homeowners dues since there is an ordinance that requires homeowners who abut open space to cut their own firebreaks. The goats can also be a problem with dogs and coyotes. The fire commissioner will pay a visit to those who do not cut their firebreak.

TV System and Web Perception: Eric Egan explained that the LVHA TV System will stop transmitting basic channels on June 30th. Currently Web Perception uses the upper head end shack to transmit their internet signal from. This uses a small amount of electricity. Web Perception is paying for the electricity and will cut the firebreak around the shack. The USGS has a weather station at the upper shack also. LVHA ending service will not affect AT&T or Comcast.

Committee Applications:

Motion: Joy Dahlgren moved that Nicole Trautsch be appointed to the Pool Committee. It was seconded by Vic Reizman and unanimously approved.

Motion: Eric Egan moved that Lisa Berghout be appointed to the Architectural Committee. It was seconded by Vic Reizman and unanimously approved.

Motion: Doug Charlton moved that Leslie Pardo be appointed to the Pool Committee. It was seconded by Eric Egan and unanimously approved.

Motion: Joy Dahlgren moved that Denis Finney be appointed to the Pool Committee. It was seconded by Eric Egan and unanimously approved.

Motion: Doug Charlton moved that Lou Stokes be appointed to the PIC Committee. It was seconded by Joy Dahlgren and unanimously approved.

BBQ: Motion: Eric Egan moved to approve the removal of the brick BBQ and up to \$2000 to purchase a new BBQ. It was seconded by Joy Dahlgren and unanimously approved.

Adjournment: The meeting was adjourned 10:00PM.

Submitted by Janice Cunningham June 15, 2015