

Minutes of the LVHA Board Meeting

July 15, 2015

Meeting Called to Order: 7:30 PM.

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

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

APPROVAL OF MINUTES: Motion: Vic Reizman moved to approve the minutes of the June 10, 2015 Board of Directors meeting. The motion was seconded by Doug Charlton and unanimously approved.

OFFICE MANAGER'S REPORT: Community Center: The annual Adult Cocktail Party will be held on August 29th. Please RSVP if you have not already done so. **Office:** LVHA has been working with Herb Drake to dispose of or otherwise get rid of TV equipment now that LVHA is no longer transmitting channels.

We were able to connect with someone at the Veterans Campus in Yountville, who was very interested in some of our equipment. They have two channels that the broadcast to the residents. He picked up several pieces and may take a couple of the racks if he can acquire a truck to use. The satellite dishes have been listed on Craig's list as free items and Herb has listed items for sale on Ebay, some of which sold. An Ewaste recycler came today and took what they could fit in their vehicle so we have arranged for the use of a truck to dispose of the balance.

We have three amplifiers along Idylberry. PG&E has been called and will shut off the meters and will remove two of them along Idylberry Road but not the one at the clubhouse parking lot in the event it could be useful at a later date. **Pool:** Friday night BBQs. There have been requests for the Friday night BBQs. The Pool Committee thought that with the new BBQ members would like to BBQ at their leisure rather than on a schedule. But some members have expressed an interest in a schedule so that they can plan on meeting up with neighbors. If you prefer a scheduled date for the BBQs please let us know.

Miscellaneous: Homes that have sold in the last two months are: 26 Zephyr, 25 Zephyr, 62 Mt. Rainier, 50 Mt. Rainier, 100 Mt. Tenaya, 66 Pikes Peak.

PRESIDENT'S REPORT: Given by Maggie McCann. Maggie thanked all those members who came to Supervisor Damon Connolly's talk. Chris Callaway, aide to Supervisor Damon Connolly will send LVHA a link to be on a mail list for Grady Ranch information. This will be posted on our website as soon as we receive it. The County advised they will be trimming bushes and trees along Lucas Valley Road in the near future.

Maggie also thanked the Social Committee for a wonderful BBQ and afternoon at the pool and thanked all the members who brought delicious food items to share. The community has a couple of other items scheduled for the clubhouse. One is a talk by two Marin Master Gardeners on August 15th about water wise gardens and alternatives to grass. And on October 10th there will be a prisoners' art show. Watch for more information on these events coming soon.

There have still been complaints about the sidewalks that Comcast repaired. Some feel the concrete has not been done correctly. Maggie continues to work on this issue. Please let the office know if your needs repair and Maggie will attempt to get the problem resolved. It may cost those homeowners whose sidewalks are repaired but she may be able to get a group discount.

TREASURER'S REPORT: Given by Vic Reizman. Vic reported that the budget is in good shape with a few exceptions. Landscaping repairs are high due to the Redwood trees being removed at the lower courts. Pool expenses were high due another order of key fobs being ordered. Vic noted that the dues' collections are in very good shape with only one or two significantly overdue. A lengthy discussion ensued regarding dues on a property Mt. Tenaya Drive and one on Mt. Foraker Drive. The Board will contact the lawyer for advice on next steps to be taken and also a collection agency.

ITEMS FROM HOMEOWNERS: Ron Marinoff reported that a flyer has been delivered to perimeter homes and that he will visit the home of those who have not cut their firebreaks along the perimeter of Open Space. Homeowners were also reminded to cut the weeds between the creek bank and their property.

Herb Drake alerted the Board that there is an expensive air conditioner at the head end building that could be used for the clubhouse on these hot evenings. It will require a professional to move and re-install it. It is far larger than necessary for the space due to the heat that was generated by the multitude of processors and receivers of the TV System.

COMMITTEE REPORTS: ER Committee: Given by Kelby Jones.

- Neighborhood Emergency Team organization – Efforts to organize NETs in each of our 24 block areas continues – progress is slow. Summer block parties are an opportunity to engage neighbors for this purpose. The National Night Out on Aug. 4th sponsored by the National Association of Town Watch is one way to promote neighborhood crime prevention, and emergency preparedness.
- Emergency Communications – Next practice drill for FRS radios is scheduled for Sun. Aug. 2nd at 5:30pm. Thereafter, monthly practice drills with HAM radio operators and residents with FRS radios will move to the 2nd Thursday of each month beginning Aug. 13th. Details are in the Emergency Communications document on LVHA.org.
- ERC members evaluated the head-end building on Mt. Lyell, concluding that it will be a good site for emergency communications operations and storage of emergency equipment and supplies. The fenced yard offers secure storage for emergency cribbing. Donations of 4" x 4" and 2" x 4" scrap wood from fence replacement and other projects will be appreciated.
- Firebreaks – Following the Board's rejection of the vegetation management proposal, we have surveyed compliance with firebreaks adjoining open space and county easements. As of July 13th, 40% of residents adjoining open space and county easements have not cleared firebreaks, and a few more have not cleared to 100' or a safe distance from property lines. Residents contacted have expressed interest in a collaborative effort to comply. There are additional risks posed by heavy growth over Miller Creek – no comprehensive survey until the creek dries further.
- LVHA.org – We have determined that the website redesign will not support effective list management for ERC and possibly the needs of other committees. We will develop a separate database linked to LVHA.org to support list access and maintenance by designated individuals in each block area and coordinate this effort with other LVHA committees through our Board liaison. ERC continues to provide input to the LVHA.org website refresh, revising and updating existing content (thanks, Janice!).
- ERC members – we request that the Board waive any reapplication process for Betsy Glover whose appointment included an expiration date of June.
- San Rafael CERT offers a refresher, including recertification, this Sat. July 18th from 9am to noon. If you are interested, contact Kelby Jones for an online registration link.
- The horse owners have raised the possibility of a practice horse evacuation from the barns and pastures to the Dixie School field. Once approved, ERC will support this emergency simulation.

LVEA Committee: Submitted by Tad Jacobs and read by Janice Cunningham. The Equestrian Committee has reduced its water consumption by 50% as compared to last year's same billing cycle. They have cut firebreaks as required. They have one pasture available.

Public Improvements Committee: Given by Bob Schellenberg and Doug Charlton. Bob reported that a second load of chips was spread around the upper courts making a thicker layer. Plants will be planted in the fall. Bob mentioned the need for a new water fountain at the upper courts. The Committee will have a table set up at the Adult cocktail Party in August with information on the renovation project.

The old brick BBQ will be demolished next week now that the new grill has arrived. Dave Pardo will be doing the demolishing. Doug noted that the committee was in contact with the Finance Committee regarding the loan possibilities. They will make a presentation in October to the Board.

Finance Committee: Given by Ron Marinoff. Ron reported that the Committee will soon begin work on the budget for next year. Committee chairs will be contacted for their budgets.

UNFINISHED BUSINESS: ADA Ramp: Doug reported that they are waiting for permits for the ramp.

TV System: Herb Drake reported that the ER Committee is very interested in using the TV System head end building for their radio communications room and for extra storage of their larger items.

Tennis Courts: The Board will table this item until the September meeting.

NEW BUSINESS: Mt. Tallac Fence: The homeowner at 16 Mt. Tallac submitted an estimate from a fence contractor to replace the 88 ft. fence between her house and LVHA common grounds. The Board discussed the need to replace it now. **Motion:** Eric Egan moved that the Board approve splitting the cost of the estimate which amounts \$2600 to replace the fence with a similar kind. Any extras would be incurred by the homeowner. It was seconded by Doug Charlton and unanimously approved.

Seniors Group: Maggie McCann noted that she would like to get seniors more involved in the community. She noticed that many events are for families or children but there is not anything specifically geared to seniors. She would like to see a group gather to discuss what they would like. Perhaps a Bocce Ball court or a picnic area near the lower courts or even just a coffee group that meets regularly at the clubhouse. Please contact the office or Maggie if you are interested in helping get this started.

Lifeguard Party: The Board has sanctioned a lifeguard party to be held in later this month, date to be determined.

Adjournment: The meeting was adjourned 9:10 PM.

Submitted by Janice Cunningham July 20, 2015