

Minutes of the LVHA Board Meeting
September 16, 2015

Meeting Called to Order: 7:33 PM.

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

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

APPROVAL OF MINUTES: Motion: Eric Egan moved to approve the minutes of the July 15, 2015 Board of Directors meeting. The motion was seconded by Doug Charlton and unanimously approved.

BUSINESS MANAGER'S REPORT: Given by Janice Cunningham

Community Center: The annual Adult Cocktail Party was a great success with about 200 people in attendance. Thank you to the Social Committee for a very nice evening. The next event is the Children's Halloween party on Saturday, Oct. 31st in the evening. Two weeks ago I started a CSA farm vegetable drop site here at the clubhouse. So far it has been very successful. There are about 18 people signed up. Let me know if you are interested and I will provide you the link to sign up.

Office: The PG&E two meters at 1154 and 1274 Idylberry Road that fed the amplifiers for the TV system are to be removed soon by PG&E. However, they will not remove the boxes - that will be up to the HOA.

Tennis Courts: We have had reports that random people are stopping by and using the courts. Bids have been requested from Farias Garden Service for a hedge or trees on that corner to hide the courts from Lucas Valley Road. I have also requested that the Tennis Committee change the combination soon.

Miscellaneous: Homes that have sold in the last two months are:

50 Mt. Rainier, 50 Pikes Peak, 100 Mt. Tenaya, 75 El Capitan, 21 Mt. Lassen

PRESIDENT'S REPORT: Given by Maggie McCann. Maggie thanked Herb Drake and Janice Cunningham for their work in getting the TV head end building equipment and satellite dishes removed especially during that heat wave in July. Maggie reiterated the need for volunteers to committees. Please offer your time to a committee that interests you.

The key fob entry system allows for extra hours of swimming however this means that swimming is allowed at time without a guard. Swimming is always at your own risk.

TREASURER'S REPORT: Given by Vic Reizman. Vic reported that there was no significant change to the profit and loss statement for the past month. The proposed budget will be discussed further along in the meeting.

ITEMS FROM HOMEOWNERS: Vic Reizman noted that there are some abandoned looking derelict vehicles and even boats in the neighborhood that look like they have not been used in years. He would like to see the owners of these vehicles donate them or somehow otherwise hide these from site for the sake of their neighbors.

Eric Egan would like to see a sound system and projector installed in the clubhouse for use by members. He will look into the possibilities now that we have the projector.

Vic Reizman would like to let members know that if you are thinking of getting rid of your old stove you may need to redo the wiring in your kitchen. The old stove ran on 30 amps and the new stoves require 50 amps. This requires an expensive upgrade to the electrical panel.

COMMITTEE REPORTS: CSA 13: Ron Marinoff reported on the creek cleanup that has been approved by the CSA 13 Advisory Board. The creek from the Mt. Shasta bridge to the Mt. Lassen bridge has been cleared of large debris by Treemasters. The next phase will entail Marin Conservation Corps clearing smaller debris from the creek. Some of this work has been sanctioned as emergency work given the expectation of the El Nino winter. This work has been done not using HOA funds but using CSA 13 funds. To date this year \$30,000 has been appropriated for creek and hillside County Owned Land cleanup (of CSA 13 funds). Ron reminded everyone to clear out the V-ditches on their property and to keep an eye on them throughout the winter.

ER Committee: Submitted by Kelby Jones and read by Betsy Glover.

- Neighborhood Emergency Team organization - The ERC display at the Aug. 29th Adult Party generated interest from residents in 6 of our block areas. We have some level of organization and/or efforts underway to organize NETs in 21 of our 24 block areas.
- Emergency Communications
 - o We are determining equipment needed for emergency communications capabilities at Mt. Lyell which we expect to develop over the next 6 months.
 - o Practice drills for HAM and FRS/GMRS radios continue on the 2nd Thursday of each month.
- Generator at Dixie - As of Aug. 19, our 10500 watt generator is stored in the Dixie School emergency shed (SE corner of parking lot) with a key to the main door and equipment room of the Multipurpose Building. A key to the Dixie shed is kept in the LVHA emergency storage shed which contains our smaller generator.
- Emergency Cribbing - We have requested donations of 4" x 4" and 2" x 4" scrap wood from fence replacement and other projects for emergency cribbing to be stored in the fenced yard at Mt. Lyell.
- Rats - 18 nests between Mt. Shasta and the W end of Mt. Muir, and 1 W of Mt. Lassen were dismantled on Sept. 4th. There are still many more opportunities for urban renewal.
- Flood and Debris Flow - Query sent to Watershed committee concerning plans for inspection of drainage points and V drains. CA Div. of Flood Management will hold a "preseason flood coordination meeting Oct. 2nd from 9-11:30am to review local and regional preparedness activities - we plan to have ERC member attend.
- We are promoting participation in National Preparedness Month (September!) and the Great California ShakeOut (October) with information on these events added to LVHA.org along with general FAQs on Emergency Preparedness.
- 2016 budget request of \$2500 is 23% less than 2015 with most of the expense directed to completing communications capabilities at Mt. Lyell and equipping all Neighborhood Emergency Teams with FRS/GMRS radios.

Janet Speer volunteered to be the block captain of her street, Mt. Tenaya. Betsy thanked her for volunteering.

Finance Committee: Given by Ron Marinoff. Ron reported that the committee met to discuss the budget for 2016. The TV system expenses of \$19,000 will no longer be needed so that will go into the reserve fund. The committee is recommending a dues increase of 19 % in anticipation of the renovation project. The Board will vote on the dues increase at the October 21, 2015 meeting. The committee has received the draft Reserve Study and will be reviewing it in detail over the next month. A Reserve Study is required every three years.

Public Improvements Committee: Given by Bob Schellenberg. Bob reported that the committee and the ARC are still working on the final design of the kitchen and storage areas. Mark Neely, chair of the ARC commented that it is very challenging given the space to work with and the multiple types of use of it. Doug Charlton noted that the general perspective of the project is a middle of the road version, not a minimal or an extreme one. It is a solid project with cost being kept in mind.

Social Committee: Given by Debra Golden. Debra noted that the adult cocktail party was a big success with many homeowners and friends enjoying the event. The caterer was a big hit and the music provided for dancing under the stars. With so many events planned by the committee they could use some extra help. If you are interested in joining or even just helping out with one event please contact a committee member or the LVHA office.

Architectural Review Committee: Given by Mark Neely: Mark reported that it has been a busier than normal season especially with an El Nino winter predicted. Many homeowners are trying to re-roof, landscape or paint their homes before winter. So many, in fact that many roofers are not even taking any more calls for the year. The committee is also in the process of streamlining the paint application process. They would also like to have another architect join the team to help out, especially during busy seasons.

LVEA Committee: Given by Tad Jacobs. Tad reported that the members continue to save water; they are using significantly less water than last year. They are expecting a second pasture opening. One member would like to move into the pasture that will be opening up. The two members in question will make arrangements with each other. Gravel will be brought in prior to winter to lay over the roadway. There was a report that an angry homeowner nearby felt that a trailer arriving back at the pastures at approximately 8:30 pm was too late and noisy for such activities. The equestrian member apologized. Another member would like to add a horse to their pasture. This will be discussed at the next LVEA Committee meeting. Motion: Eric Egan moved that the Board take the advice of the Equestrian Committee in regards to adding another horse to the pasture. It was seconded by Joy Dahlgren and approved. Vic Reizman abstained.

UNFINISHED BUSINESS: The ADA Ramp Update and the Renovation Update were discussed under the PIC Committee Reports.

NEW BUSINESS: 2016 Budget. The budget for next year has been received from the Finance Committee and will be voted on by the Board at the October 21st Board of Directors meeting.

Social Committee Budget: The committee has requested an additional \$2000 for the holiday tree lighting. The Finance Committee has included this in the new budget. This will be voted on at the October Board meeting. The Board will also consider the request for \$2000 for the tree lighting for this year at the October meeting.

Engagement Letter from the CPA: Each year LVHA receives an engagement letter from the CPA to prepare the taxes of the current year. Motion: Doug Charlton moved that the Board sign the engagement letter from Larry Johnson, CPA stating he has done a fine job for the association for the last several years. It was seconded by Eric Egan and unanimously approved.

Use of LVHA Tennis Courts by Marinwood CSD: The Marinwood CSD would like to continue the tennis lessons in the fall that they offer for children on the lower courts. The contract remains similar to prior ones; Monday and Wednesday afternoons for one hour from September 14 through November 18th and February 1 - 24th. Motion: Doug Charlton moved to approve the contract with Marinwood CSD for use of the lower courts as stipulated in the contract. It was seconded by Joy Dahlgren and unanimously approved.

Naming of CSA 13 County Owned Land: Maggie noted that she was contacted by Shelley Munson who would like to see the County Owned Land to the north of the Association named in her mother's honor. Catherine Munson helped secure the acreage to remain open and not built on. Members of the audience explained that it would be a misdirection to name the hills after only one person since there were about 15 people on the committee to purchase the hills. They felt that it would not be fair to the others who also put in so much time to make it happen. Another member explained that Phil Hoffmire was Chairman of the committee and that he personally walked down Market Street in San Francisco securing the bonds necessary. One person suggested possibly dividing it into sections and naming a section after Catherine Munson as a way to honor her contribution. After a lengthy discussion it was determined that more research and thought was needed. Members of the audience thought it would be a good idea to get a history of the event printed up to be included in the Valley Vibration or even for sale as a way to let new members of the association know the history. Each new homeowner receives, in their disclosure packet, a copy of the resolution to purchase the hills and a copy of the commendation by the County Board of Supervisors commending LVHA on a record 96% favorable vote, still unprecedented today.

Committee Member Applications: Janet Speer submitted an application to join the Architectural Review Committee. She is in the process of studying design and renovating her own home. Motion: Joy Dahlgren moved that Janet Speer be appointed to the committee. It was seconded by Doug Charlton and unanimously approved.

Adjournment: The meeting was adjourned at 9:10 PM.
Submitted by Janice Cunningham September 18, 2015.