

Minutes of the LVHA Board Meeting

October 21, 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 Eric Egan and unanimously approved.

APPROVAL OF MINUTES: Motion: Vic Reizman moved to approve the minutes of the Sept 16, 2015 Board of Directors meeting. The motion was seconded by Eric Egan and unanimously approved. **Motion:** Doug Charlton moved that the minutes of the Executive Sessions of October 14 and 20th be approved. The motion was seconded by Vic Reizman and unanimously approved.

BUSINESS MANAGER'S REPORT: Given by Janice Cunningham

Community Center: The Halloween Party is scheduled for October 31, 2015 at 5pm. The Holiday Tree Lighting is scheduled for Sunday, November 29th at 5:30 pm.

Office: The final statements for the year have been sent out. If you have not sent in your dues payment please schedule it to arrive to the LVHA office by October 31st. Thank you to all those who paid their dues in full for the year. We hope to increase the number of members paying for the full year during the first quarter billing period. This saves quite a bit in paper costs and postage, not to mention not having to think about it for the rest of the year.

The two PG&E meters at 1154 and 1274 Idylberry will be removed Friday, Oct. 23rd as they are no longer used for the TV System.

Pool: A pool light was replaced at the cost of \$906. They are quite expensive. Even though they are supposed to last years a seal failed on one of the new LED lights that were installed during re-plastering. It was subsequently pulled out and had to be refitted a second time.

Landscape: Farias Garden Service is looking into an appropriate hedge for the lower courts to help obscure it from Lucas Valley Road. They are also looking into a tree that would grow well in the area between the courts and the road.

Miscellaneous: One home sold in the last month: 62 Mt. Muir

PRESIDENT'S REPORT: Given by Maggie McCann. Maggie has had contact with the oral historian at the County Library who would like to speak to homeowners who have lived in the valley for many years and have a good knowledge of the historical facts of the valley. Bob Schellenberg is coordinating this effort with a couple homeowners.

Maggie reported that the metal pedestal boxes can be removed by individual homeowners. Vic suggested that members may want to leave the conduit in (if your cable was laid in conduit) in the event it is needed for another purpose down the road.

Maggie thanked Terry Bremer for coordinating the art show with art done by prisoners. Twenty percent of the proceeds go to a good cause – art classes for underprivileged children.

Calls have been coming in with concerns about the proposed site for a marijuana dispensary. Maggie said that the close proximity of schools to these proposed sites will most likely invalidate these sites.

The Lucas Valley Chamber Orchestra will perform a free concert on November 8 at 4pm at the Christ Presbyterian Church on Del Ganado in Terra Linda.

Maggie issued an apology to the homeowner who was referred to as an “angry homeowner” in the Equestrian Committee portion of the minutes of September 16th. She said she was not angry.

There is a Hip Hop class offered now at the clubhouse Wednesday mornings at 8:30 am.

Maggie attended the Office of Emergency Services Bay Area meeting for preparing for the coming winter. The Fire Department will have sand and sandbags available at the Marinwood Community Center on Miller Creek. They advised residents to use burlap bags not plastic. They will be checking drains in the area.

Vic reminded everyone that a sump pump and hose will remove a lot of water if you have a yard that tends to flood during heavy rains. Residents are reminded to check their perimeter V-ditches and drains. Even if they do not cause a problem on your property having a drain clog and then break loose can affect a neighbors' property farther down the line and cause damage.

Motion: Eric Egan moved that the word "angry" in which a homeowner was referred to as be stricken from the minutes. Other Board members said that the minutes had already been approved and that an apology was issued.

TREASURER'S REPORT: Given by Vic Reizman. Vic reported that the Balance Sheet was strong with quite a healthy Reserve Fund. He also reported that the Profit and Loss Statement looked to be in order. The only anomaly is in between quarters when it appears the HOA has a negative balance due to the HOA quarterly billing cycle when revenue is not coming in but expenses are accruing throughout the twelve months. Since the TV system has been dismantled and no longer in use the valuation of the fixed asset, \$118,000, will be written off.

ITEMS FROM HOMEOWNERS: Ron Marinoff reminded everyone to trim their vegetation along sidewalks to the edge of the sidewalk so that pedestrians can safely walk on them without having to go into the street. There are reportedly two properties on Mt. Tenaya that need trimming.

Vic Reizman reported that he has discussed the condition of the area surrounding the Big Rock Minimart with the proprietor. Consequently he has started to clean up the property. Vic will continue to encourage him to keep it clean.

Vic also mentioned that he has contacted the County about improving the crosswalk near the minimart that many of the residents of the Rotary Village use to cross Mt. Lassen. Many residents drive too fast throughout the valley and often he has seen residents drive past stop signs without stopping.

COMMITTEE REPORTS:

LVEA Committee: Given by Tad Jacobs. Tad reported that the Committee will be painting the barn this month with ARC approved colors and approved funds. In addition, they have been working on cleaning culverts and road maintenance in preparation for the winter. There are currently two pastures available for rent. The Committee's meetings are scheduled quarterly for the next year.

CSA 13: Ron Marinoff explained that the Agreement between the County of Marin and the Marinwood Community Services District for Fire Protection and Emergency Services to County Service Area 13 (CSA 13) is due and needs to be approved by the LVHA Board of Directors acting as the advisory council for CSA 13. CSA 13 funds are funded by the property taxes (already in place) of each homeowner.

Motion: Eric Egan moved to approve the contract between the County of Marin and the Marinwood CSD for fire protection and emergency services in the amount of \$561,748 to be paid from CSA 13 funds. It was seconded by Doug Charlton and unanimously approved.

Ron reminded everyone to clear out the V-ditches on their property and to keep an eye on them throughout the winter.

Architectural Review Committee: Given by Mark Neely: Mark reiterated the need for members to read their packet when purchasing a home, especially in regards to the ARC procedures. As a reminder, metal or glass panel garage doors are NOT allowed. Although modern, over time, these varied additions break

down the cohesion and flow between the homes. The architects skillfully crafted Eichler garage doors to blend into the homes and is, in part, what makes them unique. Using approved siding and painting the garage the house body color is the approved approach. ARC guidelines were done mindfully in order to give continuity to the homes and visually unify the neighborhood. This also helps to keep home values up. Homeowners, as always, may utilize more individualized materials in the private spaces of the home. Please consult with ARC before making large investments on exterior items to be sure they meet the criteria.

Public Improvements Committee: Given by Bob Schellenberg. Bob reported that the Committee took a vote and voted 4 to 2 for Plan 3 which is a compromise for everyone. The plan was submitted to the Board for consideration. There will remain a closet about 2/3 the current size for tables and chairs and the kitchen bump-out will remain so as to maintain a functional kitchen. The west wall will mirror the east wall of glass so as to open up the west side of the building thereby making the area more user friendly for events. Bob thanked everyone who participated with their comments during all the meetings and workshops to finalize this stage of the renovation project. The next phase is to acquire engineering drawings and cost estimates.

Finance Committee: Given by Ron Marinoff. Ron explained that the Committee recommends to the Board that there be no special assessment to pay for the renovation but rather a dues increase at the appropriate time. He said the Committee feels that in the absence of information it is premature to pass a dues increase. Until such time that the PIC has received an idea of the cost of the renovation and a schedule of how the improvements will be phased in should it then be considered.

Vic Reizman noted that given that the Board knows that the project will cost more than the cash on hand it would be prudent to raise the dues now so that less needs to be borrowed in the future. A member of the audience asked if the homeowners will be able to vote as regards to the method of acquiring the funds for the project. Vic explained that if the loan requires pledging the assets of the community then a vote is required. If the banks do not require pledging of the assets then the Board can make the decision without a vote of the community.

Doug Charlton clarified that the project will be planned and estimated as a complete project in order to be cost effective since all the pieces are interlocking with each other. The buildout will be done in phases but keeping in mind the entire project as it moves along.

There was discussion of the ADA ramp planned for the back of the property along the redwood trees to access the pool level. It was noted that this distance was quite far for a person with a walker to get back to the restrooms. Studio Green will be asked if another solution could be found.

UNFINISHED BUSINESS: Lower Courts Landscaping: The PIC is looking into landscaping possibilities for the lower court in order to hide them from main road.

Swim Team and Masters Contracts: Maggie McCann noted the contracts for the Summer and Winter Swim Teams and Masters have been voted on and approved at an Executive meeting on October 20th. The contract for the Swim Teams has been reduced by about \$11,000 over last year's fees due to hardships the team is having. The approved fee is \$16,000 for Winter/Summer Swim Teams with May, June and July being given to the team at no charge. The contract for Masters provides for an increase to \$1500 a month for a total of \$18,000 for the year. This represents an increase of \$3,000. The contracts for the teams were separated although both must be in effect during the winter to be able to keep the pool open. The non-member fee of \$50 a family was dropped so as to not to burden them with bookkeeping duties. This is a reduction of roughly \$2,000 per team.

A lively discussion followed. Steve Rule stated this was unacceptable for the Masters to have an increase since they had one last year. The subject was dropped pending further discussion.

NEW BUSINESS:

Holiday Lights 2015: The Social Committee requested an increase to their budget for this year in order to install the holiday lights. **Motion:** Eric Egan moved to extend the budget of the Social Committee and approve \$1500 for the holiday lights at the clubhouse. It was seconded by Vic Reizman and unanimously approved.

Dues Increase for 2016: Vic explained that it is wise to increase the dues sooner than later as projects always cost more than anticipated. He would prefer that the Board increase dues now rather than wait until a later date. He stated that this will require less of a loan from the bank at the start of the renovation project, possibly minimizing the need for collateral. Doug explained that the project costs includes quite a hefty contingency for unforeseen items.

Motion: Vic moved that the Board approve a dues increase of 18.8% to a total of \$760 per year (up from \$640 per year). It was seconded by Eric Egan and unanimously approved.

2016 Budget. The preliminary budget for 2016 has been submitted to the Board by the Finance Committee. The revenue will be increase by \$64,560 with the dues increase. Vic explained that various expenses were increased slightly. Those items include the Social Committee budget, Tennis Committee Maintenance and Administrative Salaries. Items reduced or removed include the TV budget which is no longer needed. Removal of the TV budget will provide \$38,000 more to the revenue side. **Motion:** Vic Reizman moved to approve the 2016 preliminary budget as presented by the Finance Committee. It was seconded by Doug Charlton and unanimously approved.

Water Fountains for Courts: Bob Schellenberg noted the need for new water fountains at the lower and upper courts. The old ones have been repaired many times and are no longer repairable cost effectively.

Motion: Doug Charlton moved to approve up to \$8,000 for water fountains including installation at the upper and lower courts once the ARC and PIC have had the opportunity to review the choices. It was seconded by Vic Reizman and unanimously approved.

Committee Member Applications: Horst Gavin applied to be appointed to the ARC. He is new to the neighborhood but has lived in Eichlers before in other communities and has a keen interest in architecture and design. **Motion:** Eric Egan moved that Horst Gavin be appointed to the ARC. It was seconded by Doug Charlton. Vic voted against this appointment. It was approved 3 to 1. Vic Reizman stated he did not agree with the level of enforcement for the Eichlers. He noted that he thought it would be better to balance the needs of individuals with the need to preserve the historical significance of the community.

Ron Marinoff reminded everyone of a bit of history: that Joe Eichler named the committee the Architectural Control Committee and a few years ago it was renamed to the Architectural Review Committee.

Adjournment: The meeting was adjourned at 9:35 PM.
Submitted by Janice Cunningham October 26, 2015.