

Draft Minutes of the LVHA Board Meeting

November 18, 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: Eric Egan 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 October, 21, 2015 Board of Directors meeting. Maggie noted that in her President's letter that she had stated that the Board had approved the new building plan at the October meeting but this was not the case. It will be voted on this evening. Maggie apologized that the minutes of last month sounded offensive to the Swim Team. The motion was seconded by Doug Charlton with the corrections as suggested and unanimously approved.

BUSINESS MANAGER'S REPORT: Given by Janice Cunningham.

Community Center: The Holiday Tree Lighting is scheduled for Sunday, November 29th at 5:30 pm. December 4th is the Gingerbread House decorating party. The Marinwood Fire Dept. will be bringing Santa around the neighborhood on December 12th. If it rains it will be pushed back a week. The barn owl boxes have been cleaned but unfortunately we only have owls living in one of the boxes. Please remember not to use poisons to kill rats. **Office:** January 1st will be the first billing cycle with the dues increase. The new quarterly amount will be \$190 (up from \$160). If you wish to pay the year in full – it is \$ 760. **Pool:** The pool cleaning robot has been repaired. The cost was \$800. **Landscape:** The backflow device at the lower courts has a potential leak. Chuck Powers is looking into it to determine if the pipes need to be tightened or if it will need replacing. The redwood trees on the island at Zephyr Court are hanging over into the street potentially catching on the garbage truck as it goes by. Upon checking with the County they determined that someone besides them had trimmed the trees in the past so they will not touch them. They said that the island appears to belong to each homeowner surrounding it. This does not appear to be accurate and further investigation will be needed. Treemasters will be providing an estimate for trimming the trees in the event he is asked to do the job.

Miscellaneous: One home sold in the last month: 1305 Idylberry Road.

PRESIDENT'S REPORT: Given by Maggie McCann. Maggie noted that the Lucas Valley Orchestra will be giving a free concert to our members on December 20th at 3pm here in the clubhouse. She reminded everyone to RSVP for the Gingerbread House Decorating Party on December 4th. Maggie explained that a new contract with Swim Team was approved at the Executive meeting of Nov. 12, 2015. They will be paying \$2000 a month for 8 months with May, June, July being at no charge for this year's contract. A second revised contract was approved with Masters changing the amount back to \$1250 a month for twelve months. The non-member fee was dropped for this year. Total fees from both teams will be \$31,000 this year. Maggie explained that the hourly fee of \$19 to run the pool is not correct. It is actually \$47 - \$132 per hour to run the pool depending on the month. The \$19 per hour is just to keep water in the pool without heat, services or costs.

TREASURER'S REPORT: Given by Vic Reizman. Vic reported that there is nothing remarkable in the expense report. The TV System will be written off in the new year. Vic reported that a

question was received by a homeowner asking why the dues were raised before having a clear idea of future costs particularly with a \$723k reserve. Vic explained that the project cost is known to be more than what is in the reserves at this point and that it was prudent to start saving now.

ITEMS FROM HOMEOWNERS: One homeowner questioned whether or not enough money was being collected from the winter Swim Team and the Masters group to cover the costs of running the pool in winter. She felt that the reduction in fees was not warranted, that the pool costs in winter are exponentially higher and that the pool should be run on a business role model. It was explained that this was a one-time one year contract that will be renegotiated next year. It was also explained that the pool being open in winter benefits homeowners who want to use it in winter.

COMMITTEE REPORTS: Emergency Response: Given by Kelby Jones. **Neighborhood Emergency Team organization** – Block 20 (West side of Mt. Lassen and Mt. Diablo Circle) has launched its Neighborhood Emergency Team with exceptional participation, thanks to NET Coordinator Nancie Bottmeyer. We have still have some level of organization and/or efforts underway to organize NETs in 21 of our 24 block areas though, since Sept., some have fallen off and others picked up. Neighborhood block parties are a great opportunity to generate interest in emergency preparedness and we encourage members to draw on ERC committee members for help and ideas.

Emergency Communications - We have acquired much of the equipment needed for robust emergency communications capabilities at Mt. Lyell and hope to have an antenna erection day before yearend.

Practice drills for HAM and FRS/GMRS radios continue on the 2nd Thursday of each month.

Wildfire Risk – Lucas Valley and most of Marin Co. appears to have survived an exceptionally hazardous year. A major El Nino will result in a substantial increase to the fuel load next fire season, making fire prevention and preparation just as critical.

Emergency Cribbing – We have an ongoing need for 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.

Flood and Debris Flow – We have acquired 4 ground bladders, a quickly deployed alternative to sand bags.

More residents showed interest in the October Great California ShakeOut earthquake drill. We are planning for a community practice drill for the 2016 event. Our thanks to the Board for supporting the ERC 2016 budget request.

Architectural Review Committee: Maggie reminded everyone to be sure to submit an application prior to making changes to the home. She reiterated that metal and glass garage doors are NOT allowed.

Equestrian Committee. Doug Charlton noted that the group has re-graveled the road, cleared the drainage ditches and painted the barn.

UNFINISHED BUSINESS: Trees Behind the Clubhouse. Bob Schellenberg explained that if the two trees in the fenced area in the lawn were removed it would be very costly to remove all the roots

in order to install a new lawn. If they are trimmed, deadwood removed and shaped it will be much less costly. The bid to trim the trees is \$3200.

Motion: Doug Charlton moved to approve the bid from Treemasters for \$3,200 to trim, shape and clean the two trees in the lawn area behind the clubhouse. It was seconded by Vic Reizman and unanimously removed.

ADA Ramp to Pool: Bob Schellenberg explained that the ramp has been approved by the County. As soon as we provide a check in the amount of \$516.45 for the permit it will be issued.

Motion: Doug Charlton moved that the fee of \$516.45 be approved for the permit for the ADA ramp and fence as per construction drawings prepared by Studio Green. It was seconded by Vic Reizman and approved with four ayes and Joy Dahlgren voting no explaining she would like to be sure that it includes all necessary items such as the fence and gate.

Motion: Eric Egan moved that the contract from Ghilotti Brothers in the amount of \$17,900 for the ADA ramp be approved (if not already approved). It was seconded by Doug Charlton and unanimously approved.

Upper Courts Pathway: Bob Schellenberg noted that Ghilotti Brothers has provided an estimate in the amount of \$14,745 to install a pathway from the street to the upper courts on the east side. The County will provide an encroachment permit for the sidewalk work.

Motion: Doug Charlton moved to approve the contract from Ghilotti Brothers in the amount of \$14,745 to install the pathway at the upper courts pending review of the contract. It was seconded by Vic Reizman and unanimously approved.

PIC Plan 3: This plan is a compromise between the current design and a plan to take out both storage closets on either side of the trophy case on the west wall. Plan 3 would take out the storage to the right of the trophy case and one third of the storage closet to the left of the trophy case. The kitchen bump-out will remain. The balance of the wall will mirror the glass on the east side of the building.

Motion: Joy Dahlgren moved that the Board approve Plan 3 of the concept design of the main building and to move forward with the next step of acquiring the estimate for the construction drawings. It was seconded by Doug Charlton and unanimously approved. Vic Reizman noted that the Board should adopt a formality for the process of completing the plans as drawn.

Final 2016 Budget: Vic Reizman explained the changes to the preliminary budget that was voted on at the October 21st meeting. With changes made to the Swim Team and Masters contracts the revenue for Pool Reimbursement of expenses was reduced to \$31,000 and Non-member ST fees was reduced to zero. This necessitated a reduction to the Capital Reserve Contribution to \$150,000 and increase of Contingency to \$10,130.

There was a question about the cost of the construction drawings, the next step in the renovation of the clubhouse. The PIC will work with Studio Green and advise the Finance Committee and Board.

Motion: Vic Reizman moved to approve the amended 2016 budget with the changes as noted. It was seconded by Joy Dahlgren and unanimously approved.

Swim Team and Masters Contracts: Maggie explained that the contract for Swim Team and Masters have been separated into two contracts dependent on each other and that they were approved at the November 12, 2015 Executive meeting.

NEW BUSINESS: Big Rock Ranch Remodel. George Lucas has submitted an application for a master plan amendment to Big Rock Ranch at 3838 Lucas Valley Road in Nicasio. The application proposes changes from office space to overnight lodging including some work force housing, upgrading food facilities, expanding the general store, creating more meeting spaces and expansion of the fitness facilities. There are no changes to the exterior proposed in this application. Lucas Valley Estates, Mont Marin and Nicasio have asked LVHA to join in supporting the use of an attorney to keep an eye on the project and to sure that a new traffic study will be completed rather than relying on the old one. A \$1,000 towards the fee for the attorney has been requested to keep on top of the process. Vic suggested that further information be requested before contributing any money. Joy Dahlgren will research the issue.

Adjournment: The meeting was adjourned at 8:55 PM.

Submitted by Janice Cunningham November 20, 2015