

## Minutes of the LVHA Board Meeting

January 20, 2016

Meeting Called to Order: 7:30 PM.

**PRESENT WERE:** Maggie McCann, Eric Egan, Vic Reizman, and Joy Dahlgren. Doug Charlton arrived at 8:25pm.

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

**APPROVAL OF MINUTES: Motion:** Vic Reizman moved to approve the minutes of the November 18, 2015 Board of Directors meeting and the minutes of the November 12<sup>th</sup>, 2015 Executive meeting. The motion was seconded by Eric Egan and unanimously approved.

**BUSINESS MANAGER'S REPORT:** Given by Janice Cunningham.

**Community Center:** Clubhouse area: There was some vandalism to the clubhouse building in the early morning of December 10<sup>th</sup> – someone threw green paint on almost the entire west wall. Many thanks to Chuck Powers and Kelby Jones for removing it very quickly before it had a chance to dry completely. **Office:** The dues are now \$190 per quarter, be sure to change auto payments to reflect the correct amount. To pay the year in full it is \$760.

The curb house number painters are at it again – defacing property if you refuse their service or refuse to pay the “suggested donation”. This occurred on Mt. Muir the first week on January. The Sheriff were not able to do anything about it unless they knew who specifically did it. If anyone else has this problem please call the Sheriff, the County Business License Dept. (415 473-7045) and the LVHA office. **Tennis Courts:** The water fountain has been ordered for lower tennis courts. They are out of stock and will take about four weeks to receive it. **Landscape:** Several redwood trees on the back lawn will be trimmed on Jan 27<sup>th</sup> in preparation for the new ADA ramp to the pool level. Ghilotti Brothers has the ramp scheduled but the holdup is the rain. They need several dry days in order to start the project. **Miscellaneous:** Homes sold are: 2 Mt. Rainier Drive and 10 Mt. Muir Court are in escrow.

**PRESIDENT'S REPORT:** Given by Maggie McCann. Maggie wished everyone a Happy New Year. She noted that there were several calls to the office questioning the necessity of the dues. She had also received calls regarding the alcohol signs at the Mini-Mart. Maggie also thanked the Social Committee for a wonderful Holiday Tree Lighting gathering complete with Santa and a fun Gingerbread House Decorating party.

**TREASURER'S REPORT:** Given by Vic Reizman. Vic explained that the TV System will be eliminated from the Balance Sheet this year. He also explained that LVHA had a net cash of about \$32,000 after expenses, that plus the \$96,000 contributed to the Reserve Fund gives LVHA a surplus of \$128,000 for the year.

**ITEMS FROM HOMEOWNERS:** A homeowner reported that while walking in the open path area east of the Rotary Village a large dog, not on a leash, suddenly attacked his dog. If you do not have complete voice control of your dog at all times you must use a leash.

**COMMITTEE REPORTS: Public Improvements Committee:** Given by Bob Schellenberg. Bob reported that Studio Green will have estimates of the costs to provide construction drawings for the clubhouse remodel in the next two weeks. The upper tennis court walkway has been completed by Ghilotti Brothers. Farias Garden Service has provided an estimate to lay gravel around the sitting area of the courts. The estimate of \$1901.58 covers laying a 4 inch layer of drain gravel and 172 feet of metal edging to define the borders.

**Motion:** Eric Egan moved to approve the estimate of \$1901.58 to lay the gravel and install the edging at the upper courts. It was seconded by Joy Dahlgren and unanimously approved.

**Architectural Review Committee: Given by Maggie McCann.** Maggie reminded everyone that the ARC discourages flag, sports team logos and the like painted on the curbs. She reiterated that if one has a problem with the curb painting business operators to call the Sheriff or office.

**Equestrian Committee.** Tad Jacobs explained that there was a complaint about the wording on the sign on the barn at the stables. He reviewed the wording with the Board and everyone agreed that it seemed appropriate. The only change they requested was to remove the LVHA office phone number. This will be done and the sign will be reinstalled reminding everyone to be careful when walking dogs in the pasture area and that they must be leashed while in the area. People are reminded not to cross the fences into the horse pastures or to allow pets to go into the pastures.

**Emergency Response Committee.** Kelby Jones noted that the Committee is ready to go with the exception of purchasing the antenna for the conversion of the head-end building into the communications building. The equipment has been purchased.

Frank Cox, Emergency Coordinator for the County will meet with the ER Committee on January 21<sup>st</sup> to share information from the County Emergency Services on being prepared in an emergency and to learn what our Committee has completed to date.

**UNFINISHED BUSINESS: Fence.** Bob Schellenberg reported that Ghilotti will prepare a bid for the fence that goes around the new ramp to be installed at the back of the center. Bob will also secure two other bids and hopefully have them for the next meeting in February.

**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. 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 be 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. Maggie McCann stated that at this time there has been no formal application to the County for these changes. The Board

advises holding off on any spending until further information is available. Joy will contact Damon Connolly to request notification when something has been submitted.

**NEW BUSINESS: Fish Delivery.** There has been a request from a family fishing business in Pacifica to use the parking lot to deliver fresh fish to homeowners who order in advance. This would work much like the fresh vegetable box delivery except that the business owner would remain with the van until their orders are picked up. The business has explained that in winter not as many farmers markets operate and they have a couple homeowners who purchase from them and have asked that this be considered. A discussion included questions about why they could not just deliver to the homes individually and how long they would be in the parking lot. The Board also noted that they did not want fish left at the center if someone did not pick up their order. Janice will find out more details from the proprietor.

**Web Perception:** Eric Egan explained that the Board has had a request from Web Perception to use a portion of the head-end building on Mt. Lyell. Web Perception currently uses electricity at the upper head-end building which they are paying PG&E for. The Board is exploring this issue and has moved the PG&E bill back under LVHA as of January 1<sup>st</sup>. They have met with the Emergency Response Committee and will meet with Web Perception to discuss the options further.

Doug Charlton arrived at 8:25pm.

**Lower Tennis Court Good Neighbor Fence:** Sections of the fence just west of the lower courts blew down in a recent storm. The bid to repair it is \$2,465 split in two is \$1,232.50.

Motion: Eric Egan moved to accept the bid to repair the fence for \$1,232.50. It was seconded by Joy Dahlgren and unanimously approved.

**Committee Applications:** Bob Schellenberg is enjoying the social events so much so that he submitted an application to join the Social Committee. The Board approved Bob joining the Social Committee.

**Adjournment:** The meeting was adjourned at 8:35 PM.

Submitted by Janice Cunningham January 22, 2016