

Minutes of the LVHA Board Meeting

March 16, 2016

Meeting Called to Order: 7:30 PM.

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

APPROVAL OF AGENDA: Motion: Joy Dahlgren moved to approve the agenda. The motion was seconded by Doug Charlton and unanimously approved.

APPROVAL OF MINUTES: Motion: Vic Reizman moved to approve the minutes of the February 17, 2015 Board of Directors meeting. The motion was seconded by Joy Dahlgren and unanimously approved.

BUSINESS MANAGER'S REPORT: Given by Janice Cunningham.

Clubhouse Area: With the heavy rains there were at least three leaks in the roof over the clubhouse. The roofer found rotted trim around the windows that needs to be removed and caulked. The handyman will complete this job shortly. Ramp Repair: the office is waiting for the go-ahead from the insurance company to repair of the damaged ramp.

Coming events are the Easter Egg Hunt on March 26th, the popular Wine Tasting Event on April 2nd which requires an rsvp, the Block Captains meeting on Sunday, April 3rd. Also in May the Emergency Response Committee is having the Humane Society come on May 1st to speak about how to handle animals in an emergency and Wildcare will give a presentation complete with small animals on May 22nd at 11am.

Office: Second quarter dues statements will be sent out later this month. Please consider running for the Board. The candidates statement is due March 21st. To date we have received one.

Tennis Courts: The new water fountain at the lower courts has been installed.

Pool: The office is in the process of getting reports and bids on new pool heaters. The representative from Sacramento for Ray-Pac visited the site and made his recommendations. A commercial company from the east bay is due to give us a call on the cost of an independent report on what the best type of heater would be for our facility given that we are open in winter and the current heaters have not lasted nearly as long as they should have.

Landscape: Farias Gardening Service will be installing gravel at the upper courts this Saturday, March 19th.

There has been several contractors visiting the site in order to provide an estimate for the fence around the ramp. It has been difficult getting contractors to bid on the fence given the specifications drawn up by the architects. We are also having trouble finding a company that will install a temporary fence around a pool because of the liability. National Fence Co will not touch it. We have another company coming on Friday that will hopefully give us an estimate.

Miscellaneous: Homes sold are: 100 Mt. Lyell, 2 Mt. Darwin, 27 Mt. Tallac.

PRESIDENT'S REPORT: Given by Maggie McCann. Maggie reminded everyone to take advantage of the offer by the Board to pay for CERT training class. She also encouraged members to volunteer to become block captains with the Emergency Response Committee. Maggie noted that she has had some members express concern over the suggestion by the County that Lucas Valley Road be straightened at the curve where long trucks have gone off the

road. Members are concerned that straightening the road will encourage more large trucks to take this route to West Marin. It was noted that there is a sign stating that trucks longer than 40 feet are “not recommended” west of Westgate Drive. Some suggested a second sign closer to the freeway so that trucks could turn around before getting too far. Also suggested was a sign “prohibiting” trucks over 40 feet. Joy Dahlgren will look into this and check with the County.

Maggie explained that on a few occasions as she was hiking our trails that she has come across lost hikers in the Rubicon area looking for the Big Rock Trail. Apparently there is a website sending hikers via Rubicon to get to Big Rock Trail. The Equestrian Committee volunteered to have a sign made explaining that the way to get to Big Rock Trail is via further along Lucas Valley Road at the crest of the hill.

TREASURER’S REPORT: Given by Vic Reizman. Vic discussed the members who are past due and the need to have the attorney write a pre-lien letter. A member suggested publishing the names of members who are overdue in the newsletter but the Board is not inclined to do this at this time but may publish the parcel numbers. Vic noted that there are two homes that were foreclosed on a couple years ago during the economic downturn that now need to be written off as bad debt.

Vic noted that the Balance Sheet is strong and that the Expense sheet is normal at this early stage in the year.

ITEMS FROM HOMEOWNERS: A homeowner expressed concern regarding the condition of the fence along the school soccer fields on Idylberry. He noted that it is in disrepair and an eyesore. Maggie noted that the Board would send a letter to the school. Another homeowner asked that dog owners keep their dogs on leash. He noted that some dogs, even those on leash may not be friendly and when a dog off leash runs up to the leashed dog this can develop into a problem. Please keep your dog on a leash.

Tad Jacobs reminded everyone that Ron Marinoff spearheaded an effort to have the creek cleared of debris this past winter with our CSA 13 funds. The Board thanked Ron for his work on behalf of the community.

COMMITTEE REPORTS:

Emergency Response Committee. Given and provided by Kelby Jones:

A meeting of Neighborhood Emergency Team Block captains and prospective block captains is scheduled for Sun April 3rd from 4 to 5:30pm at LVCC. RSVPs are requested and we hope the entire Board will participate.

A free, one hour GetReady training is scheduled for Wed. April 27th at the Marinwood Community Center. This is a good opportunity for an introduction to emergency preparedness – LVHA residents welcome.

An Animal/Pet Disaster Preparedness session with a representative of the Marin Humane Society is scheduled for Sun. May 1st from 4 to 5pm at LVCC. Important information will be provided on preparing for, and keeping animals safe in a widespread disaster.

Safety events for April:

National Youth Sports Safety Month

National Window Safety Week March 3 – 9

National Playground Safety Week March 18 – 22 and The LVHA Community Safety calendar is posted on LVHA.org with links to information and resources for these safety events.

Public Improvements Committee: Given by Bob Schellenberg. **Fence:** Bob reiterated that it has been difficult to get fence contractors to bid on the fence as drawn. He has asked contractors to give us a bid on an alternative product that will give a similar effect – to provide a fence that blends into the background and highlights the trees and pool using readily available materials rather than custom fabricated parts. **ADA Ramp:** Bob noted that the ramp has been poured. The next step is to have Farias provide an estimate to fill in the gaps on either side of the ramp. **Upper Tennis Court Repair:** Bob advised that the upper courts are scheduled to be repaired in May.

The Finance Committee noted that Studio Green has been paid about \$100,000, a large sum of money to date but that the Association does not have much to show for it. They suggested that the architects be used more frugally.

Equestrian Committee: Given by Tad Jacobs. Tad reported that the pastures survived the storms well with no damage. Two pastures are available for rent.

UNFINISHED BUSINESS:

Web Perception and Headend Building:

The Board has had a request from WebPerception 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. WebPerception has submitted a diagram of the cabinet they want to add to the side of the building which is roughly 4' x 3' x 14". The electric would have to be moved to the outside of the building also.

A homeowner raised concern over LVHA's potential liability for the continued use by Web Perception of LVHA assets that are in hazardous condition (water is leaking into the conduit) and that LVHA does not intend to maintain. The Board voted to have a contract drawn up that WebPerception hold harmless and indemnify LVHA for any liability arising out of its use of these facilities, but this has not been completed yet. He cautioned the Board to examine its authority to enter into agreements with third parties for the modification or use of property on CSA 13 lands before making any commitment to WebPerception.

Another homeowner expressed concern with the potential for disruption in the other benefits LVHA derives from its relationship with CSA 13.

As Eric is not present this item will be tabled to next month, however it was agreed that this item needed to be resolved as soon as possible.

Pool Heaters: The two newer heaters are failing. Research is being conducted to find the best type of heaters for our facility. The Finance Committee is reviewing the useful life of the equipment and the capital costs of running the pool especially in winter during the coldest months.

NEW BUSINESS: Minimart: There have been complaints about trash and the general unkempt area around the minimart. Vic reported that he has talked to the proprietor of the business and he is making efforts to improve the area. Vic will cut the branches himself this weekend.

The Board will send the owner of the property a letter asking that it be cleaned up and kept clean.

Derelict Cars on Idylberry: There have been many complaints about a house in the 1200 block of Idylberry that has many derelict cars parked in front, often times being worked on. The use of marijuana in the front yard has been evident on occasions. There have been reports that it is a half-way house. The Board will start with a letter to the owner.

Lower Courts landscaping: Farias Garden Service has submitted a bid to plant pittosporum or oleander on the right side of the courts between the first house and the tennis courts.

Motion: Joy Dahlgren approved up to \$1800 for planting to be completed at the lower courts. Plant type to be decided between the homeowner and the landscapers. It was seconded by Vic Reizman and unanimously approved.

Wildcare: Terry Bremer has petitioned the Board to have a presentation by Wildcare and asked that the LVHA make a donation to Wildcare. Wildcare is in the process of raising funds to move to their new location off Smith Ranch Road. **Motion:** Doug moved that a donation of \$200 (as per the budget) be made to Wildcare in exchange for a presentation at the LVHA clubhouse. It was seconded by Vic Reizman and unanimously approved.

Lane Lines: Swim Team and Masters have requested new lane lines for the pool. The swim team proposed a three way split. **Motion:** Vic Reizman moved that LVHA split the cost for lane lines three ways for up to \$1000 each party. It was seconded by Doug Charlton and unanimously approved.

Advertising Signs: The Board explained that there have been several complaints about signs posted at various locations throughout the valley. Specifically large signs posted on fences that remain for a long period of time. The Board has asked that signs not be posted on LVHA property or that homeowners keep in mind the potential for sign overload and that they not keep the signs up for long periods.

Committee Applications: Kevin Yeager has applied to be on the Pool Committee. He feels his past experience as a lifeguard and assistant pool manager will be useful. **Motion:** Joy Dahlgren moved that Kevin Yeager be appointed to the Pool Committee. It was seconded by Doug Charlton and unanimously approved.

Adjournment: The meeting was adjourned at 9:15 PM.
Submitted by Janice Cunningham March 19, 2016