

Minutes of the LVHA Board Meeting

May 25, 2016

Meeting Called to Order: 7:30 PM.

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

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

APPROVAL OF MINUTES: Motion: Vic Reizman moved to approve the minutes of the April 13, 2016 Board of Directors meeting. The motion was seconded by Joy Dahlgren and unanimously approved.

BUSINESS MANAGER'S REPORT: Given by Janice Cunningham.

Clubhouse area: Don't forget to reserve Sunday, June 12 for our Annual Family BBQ event. Sunday, June 19th the Lucas Valley Chamber Orchestra will give a free concert here in our clubhouse at 7:30 pm.

Office: Thank you all for voting. We've had more ballots than usual returned.

For those of you who pay your dues by auto pay please remember to change the amount to \$190.

Pool: The steps to the wading pool have been repaired and are in use. The cartridge in the shower in the men's bathroom has been replaced.

Tennis Courts: Repair of the upper courts will be completed this week and will be ready for play beginning Thursday at noon.

Landscape: Planting at the lower courts has been completed. 25 Chinese Fringe plants and 30 oleanders have been planted and an extension of the sprinkler system has been added.

Miscellaneous: Homes sold are: 304 Mt. Shasta, 324 Mt. Shasta and 34 Mt. Muir Court.

PRESIDENT'S REPORT: Given by Maggie McCann. Maggie reminded everyone to come to Supervisor Damon Connolly's "State of the Valley" presentation on June 2. Maggie along with other neighbors of nearby communities attended the Planning Commission's hearing on the conversion of office space to guest units at Big Rock Ranch. Attendees expressed their concerns regarding traffic, water, open space, future use of units to possible straightening of Lucas Valley Road. Those present got the sense that the Board of Supervisors had already made their decision. The decision was announced in the newspaper just a few days later. Maggie reported that she received more calls and emails regarding the clear cutting being done on Lucas Valley Road than for any other issue. She would like to see this level of interest on other issues as well. Maggie noted that she along with Joy Dahlgren, Janice Cunningham and David Bremer met with the Public Works supervisor Monday morning at 7:30 on Lucas Valley Road to discuss the matter. The supervisor explained that they will knock on doors to discuss the cutting with each resident. They do have some leeway and will work with homeowners. He also explained that they have a bird specialist with them to advise them on the tree cutting. They are also working with an arborist. They will be removing three diseased and dying pine trees at the corner of Mt. Lassen and Lucas Valley Road. This will greatly improve the line of site for cars turning left onto Lucas Valley Road.

One thing the Supervisor noted was that many homeowners were throwing their yard debris over the fence creating fuel for a fire. They could be liable for damages. Please do not throw yard debris over fences.

Maggie thanked Bob Schellenberg for putting out signs and chairs for the monthly meetings. She also thanked him for cutting the bushes overhanging the Mt. Shasta bridge sidewalk even though it was poison oak. The County has been asked to cut this back further but they said they do not own that segment of land.

TREASURER'S REPORT: Given by Vic Reizman. Vic reported that there was nothing remarkable to report. The revenue is higher than projected due to the number of residents who have paid the dues a year in full. Income and expenses are tracking well with the budget. Two homeowners are extensively overdue, one has a lien on it and the other is being turned over to the attorney for lien procedures. Vic noted that the Association is in a strong position

UNFINISHED BUSINESS:

Pool Heaters: The two newer heaters are failing. We have two bids for heaters from one company. One is for about \$18,000 and the other for Hi Efficiency heaters is \$38,000. Given the high cost of heaters LVHA is requesting bids from other companies. Another company from the East Bay will be here tomorrow to assess the facility. The Finance Committee is reviewing the useful life of the equipment and the capital costs of running the pool especially in winter.

NEW BUSINESS

Fence: A change order was submitted. The change order did not increase the cost of the fence. The changes were to the gates.

Senf Park Sign. Bob explained that Kaz Abey and R. J. Heher have been working on a new sign for the Senf Park. Kaz designed the original sign and together they were instrumental in creating the park in Linda Senf's memory. They submitted the original design for bids and presented those bids to the Board. Bob Schellenberg will install it with direction from Kaz and R. J.

Motion: Vic Reizman moved to approve up to \$2,500 for a new sign for Senf Park. It was seconded by Joy Dahlgren and unanimously approved.

Adjournment: The meeting was adjourned at 8:00PM.
Submitted by Janice Cunningham May 30, 2016.