

## **Minutes of the LVHA Board Meeting**

June 15, 2016

Meeting Called to Order: 7:30 PM.

**PRESENT WERE:** Maggie McCann, Vic Reizman, Joy Dahlgren, Eric Egan and Margaret Nau.

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

**APPROVAL OF MINUTES: Motion:** Vic Reizman moved to approve the minutes of the May 25, 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:** Sunday, June 19<sup>th</sup> the Lucas Valley Chamber Orchestra will give a free concert in the clubhouse at 7:30 pm.

**Office:** Third quarter dues will be mailed out later this month. For those of you who pay your dues by auto pay please remember to change the amount to \$190.

**Pool:** The pool is now open 12 to 7 every day. Monday, Wednesday and Friday from 10 – 12 noon are cleaning times for the pool. Gardeners are here Monday and Friday mornings and the cleaning lady is here Monday and Thursday mornings. A new wading pool cover was ordered.

**Tennis Courts:** The repair at the upper courts has been completed. The courts are now two tone green.

**Miscellaneous:** I recently learned that Ron Rick designed and drew the original Linda Senf signs. Thank you to Ron for his expertise. He still had the original drawings. We will soon have new signs at Senf Park.

I was just yesterday informed by the Zoning and Planning Committee that a possible site for a homeless shelter is being considered adjacent to the Rotary Village cottages. However, I have not verified this information as of yet but it is something to keep an eye on. 6 Mt. Whitney, 41 Mt. Rainier, 1339 Idylberry are in escrow.

**PRESIDENT'S REPORT:** Given by Maggie McCann. Maggie noted that although Julie Gupta was elected to the Board she had some very recent changes to her schedule and therefore found it necessary to resign her position on the Board. Hence Margaret Nau, who received the next most votes after Julie was appointed by the Board as a Director.

Maggie thanked the Social Committee for a wonderful Family BBQ at the pool on June 12<sup>th</sup>. Thank you to Sharlene Moss, Betsy Glover, Debra Golden and to the barbecuers extraordinaire George Sarantakis, Michael Star, Joel Moss and Matt Kurth, and to all the community members who helped clean up. Debra Golden will be stepping down as chairperson of the Social committee and Sharlene Moss will move into the position.

Maggie explained that she met again with several County employees and members of the community and the Estates along Lucas Valley Road to discuss the severe trimming back of brush and trees. She noted that many residents were pleased with the trimming especially those living along Lucas Valley Road. Some residents are interested in forming an Ad-Hoc Committee to look at beautification issues such as Lucas Valley Road and the islands. This will be discussed later in the meeting.

**TREASURER'S REPORT:** Given by Vic Reizman. Vic explained that some expenses on the P & L appear higher than normal but they can be explained. For instance: Community center repairs are higher due to the repair of the ramp (after a car overshot the curb) however, the car owner's insurance reimbursed the association for the cost of repair. Under landscaping repairs there was additional trimming done to the redwoods behind the hall and pool, a new backflow device was installed at the lower courts and the upper courts were repaired. Vic noted that the balance sheet is quite strong. The TV System will be written off with the next financial statements under way at this time by the CPA. Vic noted that there are a number of residents overdue on their dues by a quarter and there are two significantly overdue. One of those two has a lien on it and is making regular payments to catch up. The other will be turned over to the attorney for lien proceedings.

Vic reminded everyone to pay their dues on time to avoid extra work in the office and to be fair to all residents who pay their dues timely. Often times the excuse is that they just forgot to pay. He reminded everyone that the Association has a right to deny services or use of the facilities to those that do not pay

Vic recommends consolidating bank accounts. He stated that it is highly unlikely that one of the banks is going to fail and therefore feels that the Association can keep their funds in no more than two banks.

The Reserve study shows that the Association is in very good shape.

**ITEMS FROM HOMEOWNERS:** Vic noted that the path from Mt. Darwin to the Minimart is impossible to walk on due to weeds. This has been reported to the County and they are scheduling it to be cleaned up. The Association has also asked that the County trim the path from Mt. Muir to Mt. Shasta but they tell us that that is private property.

Residents have complained about the owners of dogs leaving their plastic bags of dog doo on the paths not only on CSA 13 trails but also on the south side along old Lucas Valley Road. Please pick up after your pets and do NOT leave plastics bags which are even more unsightly.

#### **COMMITTEE REPORTS:**

**Emergency Response Committee.** Submitted and given by Kelby Jones:

- The next meeting of Neighborhood Emergency Team Block captains is planned for early to mid-Sept. Response to the April meeting and May Vibration appeal was very positive with over 50 Emergency Assistance Information Forms returned.
- Upcoming events:
  - American Radio Relay League Field Day Sun. June 26<sup>th</sup> – Stan Witherspoon will be broadcasting from the Mt. Lyell building beginning about 9am with call sign AI6NF – HAM operators and visitors are encouraged to participate
  - National Night Out Aug. 2<sup>nd</sup> – an opportunity to bring our community together and encourage neighborhood watch
  - Adult Party Aug. 27<sup>th</sup> – emergency response information and Neighborhood Emergency Team recruiting effort

- Great California Shakeout Oct 10<sup>th</sup> – plan to promote resident and community participation
- A First Aid for Disaster Response training by Marin Medical Reserve Corps. is planned for Nov. 12<sup>th</sup> at Marinwood Community Center
- Safety events and activities for June/July:
  - June is National Safety Month and a great time to refresh Neighborhood Emergency Team plans
  - This is also the time to clear fire breaks to 100 feet beyond your property line adjoining open space and county property including any accumulation of vegetation in V drains and debris racks
  - July is National Fireworks Safety Month – we hope our residents will enjoy the many Bay Area displays as spectators

The LVHA Community Safety calendar is posted on LVHA.org with links to information and resources for these safety events.

One suggestion for cutting fire breaks is to use goats, however this can be expensive and another was having someone come in to cut the fire breaks of those who have not done it and charge the individual homeowner.

**Motion:** Joy Dahlgren moved that the Association send all homeowners who live along the perimeter of open space a letter urging them to cut firebreaks and stating that if they do not the Association will have it done and charge the homeowner. It was seconded by Eric Egan and unanimously approved.

#### **UNFINISHED BUSINESS:**

**Fence:** The fence around the new ramp at the back of the hall has been completed except for one problem at the latch. The contractor will be out next week to correct it.

**Pool Heaters:** Of the three heaters, the old one is no longer functioning and neither is one of the newer heaters. We have one bid for new Hi E heaters for \$38,000 but have had trouble getting more bids in a timely manner because contractors are very busy at this time. We are asking for bids from commercial pool companies. Lincoln Aquatics is working on acquiring bids for us also.

Two pool companies have given us their professional opinion. One recommended improving the airflow into the pump room and increasing the flow of water into the heaters among several other items. He recommends three heaters if we are keeping the pool open in winter. The Finance Committee is reviewing the useful life of the equipment and the capital costs of running the pool especially in winter during the four coldest months.

**Web Perception and Headend Building:** Eric Egan noted that research is still ongoing on this issue. The Board has had a request from WebPerception to attach a cabinet to the lower head-end building, move the electrical cable to the outside and connect to the T1 line.

WebPerception currently uses electricity at the upper head-end building. Eric believes LVHA does not own the upper head end shack but we do not know who does. Eric will pursue the contract and have an answer by the July 20th meeting. He does not feel that this is contrary to the vote of the members last year amending the CC&Rs to opt out of the cable and internet business. Eric noted that technically LVHA would not be providing internet but rather just electrical power to a third party.

Vic stated that if it can be done in a manner that is no liability or no cost to the homeowners for legal or repairs and is not objectionable to residents then he does not see it as a problem.

Joy suggested segregating the power used by WP by having a second meter installed.

Kelby Jones objected to negotiation of an agreement with WebPerception before questions can be answered as to who definitively owns the upper tower and before risks can be fully recognized and resolved. He again expressed concerns presented to the Board in the past: WebPerception and LVHA do not yet have a contract in place for its current use of LVHA facilities; LVHA does not intend to maintain the aging tower and leaking electrical conduit; and does LVHA have the authority to transfer risk given the owner of the shack is not known?

**Motion:** Eric Egan moved that the Board continue to pursue the issue by researching the liability to the HOA and for the use of power transferred to the outside of the building and up the hill. It was seconded by Vic Reizman and approved 4 to 1. Maggie McCann voted no.

## **NEW BUSINESS**

**Drainage Pipes and Culverts:** The County Department of Public Works has advised us that next year they are going to be taking a look at the storm drain pipes that feed into the creek. Many are silted up impeding flow into the creek and some are broken. Each of the drains on residents' properties are the individual homeowners' responsibility and they must be kept in good working order and free flowing.

**Insurance:** In reviewing the Associations insurance an agent has brought to our attention that we do not have molestation insurance and given that the Association has guards and coaches overseeing children she stated that it was a good idea to have it. Also she noted that the Associations Directors & Officers insurance coverage was by an endorsement added to the general policy. She stated that it does not cover the directors for non-monetary judgements. Her recommendation is to have a stand-alone policy for D & O coverage which would cover monetary and non-monetary judgements. As this was received only Monday the Board has not had a chance to fully review it. They will take this under advisement and do some additional research before making a final decision.

**Pool Furniture:** Margaret Nau gave a Power Point presentation on the need for new furniture at the pool. She demonstrated several possibilities from different vendors. She suggested commercial powder coated aluminum pool furniture as the best choice with prices ranging from roughly \$100 (anchors) to \$600 (tables) per piece. Board members asked for her recommendation. She suggested an appropriate amount be put in the budget for next year and not buy plastic furniture to "hold us over" but to start replacing older furniture with the more durable powder coated aluminum. Eric suggested putting the full amount necessary in the

budget for next year. The Pool Committee will work on getting some samples for the community to try over the next few months.

**New Ad-Hoc Beautification Committee:** Joy Dahlgren would like to spear head a “beautification” committee to help with such things as the Lucas Valley Road landscaping behind the houses, the islands at Mt. Shasta and the vacant lot across from the tennis courts. The islands are County property but with the exception of the Mt. Lassen Island the maintenance is non-existent by the County. The County maintains the Mt. Lassen Island because it is the entryway to the County offices on Jeannette Prandi Way. They have warned that if someone else besides themselves does work on the islands then that person will take responsibility and liability for them. Anyone willing to work on the committee with Joy should contact Janice in the office.

**PG&E Electric Panels and Electric Car Plugs.** There have been instances where PG&E has had to replace the entire electrical panel for a home and it has been placed on the front of the house. PG&E advises homeowners that this is how they must be installed now but this is not the case. Please do not allow PG&E to install panels on the front of the house but on the side where it is less visible. The same goes for electric car plugs.

**Adjournment:** The meeting was adjourned at 9:50PM.  
Submitted by Janice Cunningham June 17, 2016.