

Minutes of the LVHA Board Meeting

July 20, 2016

Meeting Called to Order: 7:30 PM.

PRESENT WERE: Maggie McCann, Vic Reizman, Joy Dahlgren, Eric Egan. Absent 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 June 15, 2016 Board of Directors meeting. The motion was seconded by Eric Egan and unanimously approved.

BUSINESS MANAGER'S REPORT: Given by Janice Cunningham.

Clubhouse Area: Please remember to RSVP for the Adult Cocktail Party on August 27th.

Deadline to RSVP is Aug 13th. **Office:** Another reminder for those of you who pay your dues by auto pay please remember to change the amount to \$190. **Pool:** The County Health

Department's inspection of the pools went very well with only one minor infraction which was corrected. There have been additional issues with the pool robot – the filter bag must be washed and replaced carefully with the appropriate clips. If the clips are not in place debris

bypasses the filter and jams the impeller which overheats the motor. **Tennis Courts:** The area around the picnic table at the upper courts is on schedule to have additional gravel laid next

month. **Landscape:** Farias Gardening Services has filled in the area on either side of the ramp.

They have finished cutting firebreaks at the dead end streets. There is a dead Alder tree in the Senf Park – Treemasters will remove it pending approval at tonight's meeting. **Miscellaneous:**

Last week a couple called and said they were going to build on the parcel that encompasses the tributary creek adjacent to Senf Park extending along Miller Creek to the east of the Mt. Shasta bridge and behind the school playground.

This is parcel APN 164-363-02. Ron Marinoff checked with the assistant director of the Planning Department who stated that this is a drainage channel and in the Countywide Plan's Stream Conservation Area and is not considered a site for development purposes. They purchased this parcel for the price of the back taxes owed of \$1700.

This comes up about once every ten years when the owner has not paid the property taxes for a few years and the County re-sells it to another poor unsuspecting sole. LVHA does not want to purchase a liability.

LVHA was just today advised about a new regulation coming down the pipeline that requires homeowners to have their lateral sewer lines filmed and replaced if they are selling their home. Las Gallinas Valley Sanitary District advised LVHA of the coming regulation. They did not have an effective date yet but said it would be in the next few months.

It has been brought to LVHA's attention that the County is planning on repaving some of the streets in the valley. If a street has been repaved in the prior two years contractors will have to repave a much larger section of the street if they have to dig into it thereby making the project more costly. If one is planning on doing sewer lateral work it might be prudent to do some research on it now. Call the office for names of companies that do lateral line work.

Homes sold are: 6 Mt. Whitney, 41 Mt. Rainier, 1339 Idylberry

PRESIDENT'S REPORT: Given by Maggie McCann. Maggie thanked Sean Stewart, son of Shelley Munson, for donating her artwork to LVHA. These pictures will be proudly displayed in the clubhouse. Maggie reminded everyone to join in the fun at the Adult Cocktail Party on Aug 27th. Please RSVP to lucasvalleypartytime@gmail.com or call the office. She also reminded folks about the free Disaster Preparedness class on Aug. 3rd at MCSD.

Maggie noted that there will be no meeting in August. August and December being the two months where there is no Board meeting.

Maggie thanked Bob Schellenberg for setting up tables and putting out signs for the meetings; we notice when he is on vacation.

TREASURER'S REPORT: Given by Vic Reizman. Vic again reminded everyone to pay their dues on time. A letter will be sent out to those that are past due. Several are overdue by one or two quarters and this causes extra work in the office. Please pay on time so that those who pay on time do not carry the burden for those that don't pay on time. There are two that are significantly overdue. Your pool key fob will be deactivated if not current.

The revenues and expenses are tracking with the budget.

ITEMS FROM HOMEOWNERS: Ron Marinoff thanked homeowners for cutting their firebreaks. Those that have not completed this task yet may get a visit from the fire commissioner.

Betsy Glover noted that homeowners should be more cognizant of cleaning up the plums that fall from the trees along Idylberry. Many people walk along Idylberry and these slimy plums can be a slipping hazard not to mention messy on the shoes. It was also noted that there are several houses overrun with weeds and fences in need of repair.

Vic noted that the path from Mt. Darwin to the Minimart cannot be made without going into the street and given the speed at which some drivers drive this can be quite dangerous. The County is scheduled to make major repairs to the Mt. Lassen bridge but have no plans to install a walking path. The only way to get this done is with enough pressure from residents. It was suggested that residents write to the County regarding the lack of safe passage. A member of the audience suggested calling it a bike path to get the funds or an ADA path.

COMMITTEE REPORTS:

Architectural Review Committee. Given by Mark Neely. Mark reminded everyone to take into consideration the colors of neighbors' houses when choosing a paint color. As grey is a popular color right now if several homes in a row are painted grey it can look like a compound. The neighborhood looks best when homes are a variety of colors within the color palette. The Eichler Network has an article on best house colors for Eichlers.

He also reminded owners to use outside lighting carefully. Down lighting is more favorable than up lighting. One of the benefits of living in this neighborhood without streetlights is the dark sky and the ability to see more stars. Also be aware of how your lighting affects your

neighbor. A motion flood light can disturb your neighbors sleep if it shines over the fence and into their windows.

The Committee has received more calls regarding two houses on Idylberry with derelict cars and trucks parked for long periods. Many prospective buyers drive through our neighborhood so it would benefit us all to keep it looking clean and tidy. It was suggested that the Board send letters to the biggest offenders. But as some commented, letters will help in some instances but to others it won't make a difference.

It has been suggested that a fine structure be put in place to handle these situations. Joy Dahlgren suggested this would be quite a heavy burden to place on the ARC and perhaps this should be handled by sending the offender a letter citing the rules and signed by the Board along with a fine placed on the homeowner.

Another item that has come to light recently was items such as furniture left on curbs for days. Items should be left for no more than 24 hours.

Emergency Response Committee. Submitted and given by Kelby Jones:

Vegetation Management

Many residents have yet to clear fire breaks while others are on time as usual – good work!

Estimates for goats and/or mechanical clearing will be finalized, if the Board decides to act on this wildfire safety concern.

Earthquake gas shutoff valves – we have estimates from one plumbing service for reduced valve and installation costs (14 to 39% savings are possible depending on the number of participating residents).

Lions Club and Marinwood Fire Dept. have obtained a \$7,000 grant for a disaster trailer for use in Marinwood/Lucas Valley – Chief Roach will advise on access and availability.

Upcoming events:

- National Night Out Aug. 2nd – at least 2 of our block areas will participate with first ever support from our Marin County Sheriff's Office
- Get Ready Disaster Preparedness Aug. 3rd – Free 2 hour class at Marinwood Community Center (see news on LVHA.org)
- Adult Party Aug. 27th – we will offer emergency response information and encourage Neighborhood Emergency Team participation
- Block Captains meeting in Sept – date to be determined
- Lions Club Classic Car Show Sat Sept 17th at Marinwood Community Center – benefit for Lions Club share of disaster trailer cost (\$3,500)
- Great California Shakeout Oct 10th – plan to promote resident and community participation
- A First Aid for Disaster Response training by Marin Medical Reserve Corps. planned for Nov. 12th at Marinwood Community Center

Safety events and activities for Aug/Sept:

August is back to school month – a good time to update emergency contacts, and conduct a home fire drill.

Aug/Sept is peak fire season – critical to maintain fire breaks to 100 feet beyond your property line adjoining open space and county property.

September is National Preparedness Month – time to review family emergency plans, and inspect and refresh emergency supplies.

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

Maggie McCann encouraged everyone to attend the Classic Car Show in Marinwood on Sept. 17th to benefit the Lions Club's share of the disaster trailer cost.

Motion: Joy Dahlgren moved to approve a donation of \$200 to the Lions Club towards their share of the disaster trailer. It was seconded by Vic Reizman and unanimously approved.

There was extensive discussion regarding the firebreaks and whether the HOA should hire goats to eradicate the grasses but the fee is \$15,000. The other alternative is to hire someone to cut the firebreaks. However, at this date many homeowners have already completed the work. The Board will hire someone to walk the hills to determine who has not done the work and turn the list over to the Fire Department so that a letter can be sent to offenders.

Equestrian Committee. Submitted by Tad Jacobs: Two pastures are available. Drainage culverts need repair or replacement, they are over 25 years old, El Nino finished them off. This should be a small project of roughly \$1000-\$1500. LVEA is getting bids. All other facilities in good condition. Manure is being managed well.

UNFINISHED BUSINESS:

Reserve Study. A final draft (5th) was submitted and approved by the Finance Committee.

Motion: Joy Dahlgren moved that the Board accept and approve the final draft of the Reserve Study. It was seconded by Vic Reizman and unanimously approved.

Pool Heaters: The pool contractor contacted by Studio Green has yet to submit his recommendation and estimate for the heaters. It is expected soon. Commercial Pool systems has been unable to get bids from three contractors they contacted. Contractors are extremely busy this year. We are waiting for a new contact to return from vacation. He will contact us in August.

Pool Furniture: Margaret sent word that she is attempting to get a sample set of furniture from Tropitone to try out at the pool and possibly another manufacturers set to be on display at the August 27th cocktail party.

Web Perception and Headend Building: Eric Egan noted that research is still ongoing on this issue. Eric believes LVHA does not own the upper head end shack but we do not know who does. Eric will pursue the issue and have an answer by the September 21st meeting. WebPerception and LVHA do not yet have a contract in place for its current use of LVHA facilities.

Insurance: In reviewing the Associations insurance an agent has brought to our attention that LVHA does 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. The policy submitted for Directors and Officers has two options; one for \$1 million and one for \$2 million of coverage – about a \$1200 difference. However the current policy has a limit of \$5 million of coverage for D & O but it does not cover non-monetary damages. The Board has asked Kelby Jones, whose area of expertise is insurance, to review these new policies on behalf of the Board. It will be tabled to the September meeting.

NEW BUSINESS: Maggie thanked the Ad Hoc Committee for their contributions and work on various projects. She understands that sometimes it is difficult to move forward with so many committees and people having input on the same project.

Ad-Hoc Beautification Committee: Joy Dahlgren reported on the various projects that the Committee is working on. One being the islands at Mt. Shasta that have had the old juniper vegetation removed. The Committee believes that large river stones embedded in concrete is the way to go for this situation given there is no access to water. One estimate has been submitted and more are to follow.

Street Lights: Terry Bremer is working on having the two street lights standards on Lucas Valley Road at the entrance to Mt. Shasta Drive and Mt. Muir Court changed to a more modern style light pole. However, an audience member pointed out that these were closest to the American Guild Homes and were more appropriate to their style homes and saw no need for the change.

Plants on Lucas Valley Road: It was noted that the plants are already starting to sprout back up after the severe pruning by the County.

Fences along Lucas Valley Road: Joy reported that the Committee recommends to the Board and the ARC that when homeowners are rebuilding their fences they should be in the same style that was originally installed along Lucas Valley Road when the homes were built. There are brick columns with wood boards in between. The ARC will prepare a letter to be sent to owners backing up to Lucas Valley Road advising same and that an ARC application should be submitted for these fences also.

Upper Tennis Court Landscaping: Farias Gardening Service has submitted an invoice for wood chips to be laid around the picnic table for \$1080. However, it was decided that gravel would be a better option as it would blend with the gravel that is already there and last longer.

Motion: Joy Dahlgren moved that the Board approve the installation of gravel at the upper courts for up to \$2000. It was seconded by Vic Reizman and unanimously approved.

Senf Park: Dead Alder tree in the Senf Park lawn. Treemasters submitted an estimate for \$1340 to remove the dead Alder, prune the large Heritage Oak and remove the declining Oak outside the southeast corner of the pool fence. Treemasters is treating the two heritage oaks gratis to prevent SOD. **Motion:** Joy Dahlgren moved to approve the estimate for \$1340 from Treemasters to remove the dead alder, prune the oak and remove the declining tree at the southeast corner of the fence. It was seconded by Eric Egan and unanimously approved.

Committee Applications: Rich Moore applied to be on the Public Improvement Committee. **Motion:** Eric Egan moved to appoint Rich Moore to the PIC. It was seconded by Joy Dahlgren and unanimously approved.

Susan Morgan applied to be on the Social/Welcoming Committee. **Motion:** Eric Egan moved to appoint Susan Morgan to the Social/Welcoming Committee. It was seconded by Vic Reizman and unanimously approved.

Elizabeth Boyd applied to be on the Pool/Recreation Committee and the Public Improvement Committee. **Motion:** Eric Egan moved to appoint Elizabeth Boyd to the Pool/Recreation Committee and the PIC. It was seconded by Vic Reizman and unanimously approved.

Adjournment: The meeting was adjourned at 9:15PM.
Submitted by Janice Cunningham July 22, 2016.