

## **Annual Meeting of Members**

May 15, 2013

The meeting was called to order at 8:14 pm.

**Approval of Minutes of the Annual Meeting of Members of 2012:** Ann Ocheltree moved to approve the minutes of the Annual Meeting of Members of 2012. It was seconded by Joan Nissim and unanimously approved.

### **Committee Reports:**

**Watershed Committee: Given by Greg Kamman.** Greg reported that on May 13<sup>th</sup> the Planning Commission unanimously approved the creek ordinance revision. It will go before the County supervisors on June 18<sup>th</sup>.

**In addition the following report was submitted by Marnie Glickman,** chair of the Watershed Committee. The Watershed Committee is up and running again. Our first meeting in more than two years was held on April 18. At our meeting we reviewed the committee's bylaws and discussed ideas for our work. We talked about gathering information about our open space and land management, the draft Stream Conservation Ordinance and organizing a creek walk. Our next meeting is on June 6 at 7pm. We welcome new members.

**Finance Committee:** Given by Tom Egan.

The LVHA Finance Committee members for the past year were Tom Egan, Chair, Ron Marinoff, Roberta Miller, and Greg Kamman, Board Liaison and were recently joined by Van Athanasakos.

The committee meets at least quarterly, usually with the Business Manager, to oversee the financial condition of the HOA, recommend investment options, and suggest recommendations to the Board of Directors. Monthly, a committee member reconciles all bank accounts for accuracy and independence. In the fall, the committee prepares a budget for the upcoming year after reviewing all current expenditures as well as future operating anticipated expenses. The budget also includes the amount of funds that can be set aside for the reserve fund for future improvement. This balanced budget is presented to the Board for comment and then published, as required, for all members' perusal prior to adoption.

This last year the required Reserve Study that covers a three-year period was completed and reviewed by the finance committee. A recommendation was sent to the Board to investigate the possibility of replacing the current accounting firm that has reviewed and prepared the required government filings for the past several years. The committee is in the process of gathering information to present to the Board later this year regarding any possible change. The committee has currently been asked by the Public Improvements Committee to explore financing possibilities for the projected improvement project. The committee is scheduling meetings with at least 4 local banks to seek information on financing the project due to the extremely low cost of money at this time. Other financing opportunities are also being researched and preliminary findings and suggested options are expected to be presented to the Board by the June meeting.

**Pool Committee:** Given by Maggie McCann. Maggie reported that so far in May the pool has been open Sundays however beginning with Memorial Day weekend the pool will be open both Saturday and Sunday. Beginning June 14<sup>th</sup> the pool will be open Monday through Saturday 1 to 7 PM and except Wednesday and Friday it will stay open until 8PM. Lap swimming is available anytime the pool is open to the team, masters or members.

**ARC Committee:** Submitted by the ARC Committee and partially read by Bob Schellenberg.

**Accomplishments Over the Last Twelve Months.**

**Application Process:**

The Architectural Review Committee continues to process applications by homeowners for the complete array of improvements: remodels, painting, doors, windows, landscaping, fencing, driveways, and roofing.

The ARC is also putting articles in The Vibration to assist homeowners in understanding the ARC review process and provide information on architectural integrity.

We continue to request that all homeowners submit an application to the ARC before beginning any work that can be viewed from the streetscape, even if this is a “redo” of work previously approved.

**Communication Process:**

The bi-monthly Architectural Review Committee meetings continue to be open and advertised on Channel 8. We hope that homeowners will watch Channel 8 to see our changing messages.

**Violations Procedures:**

When a violation arises that cannot be resolved otherwise, the ARC, in conjunction with the Board, will initiate the violation procedure policy in order to rectify the issue.

**Maintenance of Front Yards, Trash Cans, and Sidewalk Strips:**

Now that spring is finally here, the ARC asks that all homeowners please maintain your front yards and sidewalk strips – pull weeds, sweep gravel or wood chips, prune bushes and trees. Additionally, the ARC asks that all trash cans be placed behind fences (or in garages) rather than in front of the home, garage or side gate. Homeowners whose homes are on a corner lot, please remember that the side of your house should also be maintained! Please help our community look beautiful.

**Current:**

The ARC is now involved in the community center remodel project having submitted our proposal/comments to the Board. The ARC was not asked to be involved at the outset, but has now established itself as part of the decision-making process.

The ARC is also beginning to look into the possibility of historical designation for our Upper Lucas Valley community.

All in all, the ARC continues to try to uphold the architectural integrity of the homes in Lucas Valley and work with all members of the community to achieve this goal.

The ARC wishes to remind the Board that we are equally concerned with Eichlers and American Guild homes and hope that our efforts will continue to benefit both.

**Tennis Committee:** Submitted by Carlos Lamas and read by Maggie McCann.

It is encouraging to see that the usage of both upper and lower courts increased during the last 12 months. This is based on observation and anecdotic evidence.

This past winter was kind to our upper courts: the small amount of rain prevented further damage to the courts due to poor drainage. We encourage the Board to consider this work a priority, even ahead of any planned landscaping and of the resurfacing work.

The new gates and locks installed are, for the most part, doing the job well. We appreciate the effort by all residents and court users not to share the code with non-residents, even if they play in LV teams. By the way, we want to mention that the code will be changed within the next month. Any resident wishing to be included in a mailing list to receive the new code when it changes, please e-mail [carlostennis@lvha.net](mailto:carlostennis@lvha.net) with the request.

**Public Improvement Committee:** Submitted and given by Shelley Munson.

As the Board is aware, for much of the last year the big picture focus of the PIC has been around getting a master or schematic plan put together for the much needed upgrades and improvements to our three major assets – the Community Center and the two Tennis Courts. As the community celebrates its 50<sup>th</sup> year we believe it is time for a face lift. With the authorization of the Board the PIC solicited qualifications and proposals from local (Marin County) architects in the first quarter of 2012. From the four proposals received the PIC selected Studio Green and recommended to the Board that a contract for schematic design be issued to them. Studio Green was on board in late May and their initial work was presented to the PIC (as well as some members of the Board) in July. Throughout the fall further refinements were made to the proposed design. Beyond general upgrades to the facilities and surrounding landscaping, the most critical aspect of this endeavor has been to address the all the accessibility issues surrounding our assets. The top design options were presented to the community and the Board at a special meeting in December. To help further define the final design the community was asked to participate in a survey the results of which were made available in April. On May 8<sup>th</sup> the PIC met with members of the Architectural Review (ARC) and Finance Committees to review the current schematic design. The ARC members in attendance were positive about the design and offered some additional comments and are looking forward to their involvement in the final design process. In addition, the Finance Committee was presented with a current schematic design estimate that is actually below the range provided at the April Board meeting. The current range for the cost of all three projects, the Community Center and both Tennis Courts is between \$1.3 million and \$1.8 million. The Finance Committee agreed to meet shortly to discuss financing options for the project.

In addition to the community asset upgrades, the PIC has assisted with a few other issues including but not limited to improvements to Senf Memorial Park, a detailed as-built survey of the community center for use with the master planning efforts and a review of appropriateness of the street islands located throughout the neighborhood.

We look forward to continuing to work closely with the Board and other committees to complete the much needed improvements to our three major assets.

**Items from Homeowners:** Steve Rule noted that anyone may join the Masters Swim program on Tuesday, Thursday and Friday mornings at 5:30 to 6:30 AM. He said they now have 18 members, 11 of which are homeowners, and hope to keep the program going through the winter.

**Election Results:**

Thank you to Steve Rule, Gary Scharlach and Vic Reizman who opened and counted the ballots. Greg Kamman (144 votes) and Greg Stilson (143 votes) were both elected for a second term to the Board of Directors.

**Service Awards:** Greg Stilson presented Bob Schellenberg a plaque for Homeowner of the Year thanking him for giving of himself unselfishly in completing so many fix-it projects around the community including refurbishing the Senf Park benches, painting the community center inside and out and painting out the graffiti in the neighborhood.

Bob commented that having lived here since 1969 his heart is here. He said it was a time when most things in the neighborhood were done on a voluntary basis, when people showed up with

rakes and shovels for a project and this ethic has never left him. He encouraged others to volunteer.

**Adjournment:** The Annual Meeting of Members was adjourned at 8:55 PM.