

Minutes of the LVHA Board Meeting

May 16, 2012

The meeting was called to order at 7:30pm.

Declare Ballots Closed: Denis Ford declared ballots closed at 7:30pm.

Present were: Denis Ford, Dale Miller, Tim Irish, Greg Kamman and Greg Stilson.

Approval of Agenda: Greg Stilson moved to approve the agenda. It was seconded by Tim Irish and unanimously approved.

Guest Speakers: Mike Miller and Gene Fahy fraud inspectors from the Marin County District Attorney's office gave a presentation on various types of fraud that one may encounter. They discussed, unlicensed contractors, nomadic scam groups, insurance fraud and staged auto accidents. They recommend using a licensed contractor and having a written contract - an essential element to any project over \$500 to avoid being taken advantage of. Due to cutbacks the Sheriff or police may not take a written report (unless there is an injury) in an auto accident but will supervise while you exchange information with the other driver. They reminded everyone "if it sounds too good to be true it probably is". They can be contacted at the District Attorney's office at 499-6450 or efahy@co.marin.ca.us.

Approval of Minutes: Tim Irish moved to approve the minutes of the March 5th executive meeting, April 18th and May 3rd meetings. It was seconded by Greg Kamman and unanimously approved.

Office Manager's Report: Community Center: The Lucas Valley Chamber Orchestra will perform on May 25th at the CC at 7:30 pm. This is offered free of charge. **Office:** Two liens, approved by the Board were recently placed on homes.

The Reserve Study has been completed and received. The Board and Finance Committee are in the process of reviewing it. The Financial Statements have been received from the CPA and are also being reviewed at this time.

Pool News: The pool is now open weekends 1 – 6 pm. The pool will open full time beginning June 9th. The wading pool filter is not in good repair so a company has been scheduled to give an estimate for replacement. The pool is usable at this time.

Miscellaneous: Assembly Bill AB 2273 which requires banks to record foreclosure deeds within 30 days was approved by the Assembly Judiciary Committee and will now move to the Assembly floor. This is great news because it makes banks accountable for the properties they acquire which means they will be responsible for the paying the dues once they have taken over a property. In the past banks would foreclose but not record the deed so the house sat in limbo and no one paid the dues. LVHA has been very fortunate in that we have only had two instances of this in the last four years.

President's Report: Given by Denis Ford. Denis thanked everyone for coming to the meeting. He encouraged more volunteers to come forward in the future. He stated that it had been a pleasure to serve the community the last couple years and also thanked everyone for their input and help during his tenure.

Treasurer's Report: Given by Greg Kamman. Greg reported that, to date, nothing is out of the ordinary although net income is lower due to higher expenses on repairs to pool equipment and the community center. The capital reserve fund is down as expected due to re-plastering of the pool. There was a question about some errors on the financial statements from the CPA. These have been referred to the CPA who will look into them this week.

Old Business: Farias Gardening Service Contract: George Farias requested a \$100 increase per month in their contract. The only change to the contract was the addition of the

emptying of the trash receptacles at the street ends which they have been doing for the past year. **Motion:** Dale moved that the contract be approved with the following changes: that the dates be specified in the contract (aside from the signature date); that the reference to “Bay-Friendly Landscaping” be explained that it is a completed class and that certification be kept up to date; and the “chemical weed control” be specified to use IPM (Integrative Pest Management) and/or organic methods (which they have recently switched to). It was seconded by Tim Irish and unanimously approved.

New Business: None.

Adjournment of Board Meeting: Dale Miller moved to adjourn the Board of Directors Meeting. It was seconded by Greg Kamman and carried unanimously.