

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO: 1522

WORK SESSION MINUTES



1.0 President, Diane Wydler, called the meeting to order at 6:15 p.m. on June 1, 2017.

1.1 Directors Clowser, Kirk, Ready and E.S.Robinson were present. Administrator Osipov was also present

2.0 Public Comment - None

3.0 Hesperian Retail Development Proposal - Rodrigo Orduna, Assistant Planning Director from Alameda County Planning Department presented Hesperian Development Proposal. Final purpose of this application to inform homeowners and allow construction of a 5,522 square-foot commercial building, located at 18600 Hesperian Blvd (San Lorenzo), Side: East; Distance: 140 ft.; Direction: South; Of Cross Street: Bockman Rd.; unincorporated area of San Lorenzo.

After review and discussion, Board Members and homeowners would like to recommend the following:

1. The billboard should be removed as part of this development
2. Proposed signs should be reviewed (including potential for a freestanding sign) and a sign program should be required to make sure that:
 - A. No "box signs" are allowed
 - B. All signs are individual channel letters and graphics
 - C. Illumination is architectural (external illumination, halo lighting, backlighting, etc.)
 - D. No exposed raceways are allowed
 - E. All signs are uniform in mounting, lighting, design
3. No undesirable uses should be allowed, such as pawnshops, massage facilities, quick loan shops

The Board has requested that the Public Works Agency provide them with the proposed street improvements to Hesperian Blvd; the Board prefers use of London Plane (also known as sycamore) trees for street trees

The Board would like to see a materials board and color swatches

Administrator was directed by the Board to provide Alameda Planning Department with SLVHA Letter of Recommendations.

4.0 Update from Administrator

4.1 Fire House Broken Column Repair - Repaired on May 31st. Need to be painted.

4.2 Fire House HVAC Replacement - Board reviewed four (4) bids for replacing the HVAC Unit for Fire Station 22. Board selected Bay Area Climate Control's bid with direction to the Administrator to forward this proposal to Tinnelly Law Firm for the final review. Board confirmed that we will use Tinnelly's Short Contract template for Fire House HVAC Replacement project.

4.3 Playground Equipment Repairs & Maintenance - Board reviewed and discussed two (2) Certified Playground Safety Inspections for SLVHA Playgrounds (Age Group 5-12 and Age Group 2-5). Safe2Play Company provided inspections. The Board also reviewed a quote from Safe2Play Company to do the repairs

on the both playgrounds to make it more compliant. Administrator was directed by Board to contact vendor to schedule repairs.

5.0 Financial Reports (May 30, 2017) - Not Presented This Time. No Bank's Statements yet.

6.0 2018 Hall Rent Increase - After discussion, Board has made a decision do not increase Hall Rent Fees in 2018 year. Board will discuss this subject again after completion of all major hall repairs and renovations. President Wydler asked Administrator to provide the Board Members with current Hall Rent Fee Schedule for all categories of renters.

7.0 First Aid & CPR/AED Training (Staff/Board) - Administrator informed the Board, that SLVHA Red Cross First Aid & CPR/AED certifications will soon expire. The Adult CPR/AED was held on 07/22/15. Those certifications expire every two (2) years. Class size minimum of eight participants. No Action taken from the Board at this time. Administrator was directed to check all requirements for CPR/AED certifications.

8.0 Fuel Tank Behind The Fire Station - Board reviewed the e-mail chain between Administrator and Pete Pegadiotes, ACFD. Station 22 would like to start using the fuel tank we have behind the fire station. Fire Station will pay all fees required, and take care of all upkeep if approved by Board. They will be using red diesel so only the fire department will be able to use the fuel. Board of Directors stated that Fire Station 22 would be able to use the fuel supply tank behind the fire station if the Fire Station 22 will replace old fuel tank and will take all financial and maintenance responsibilities.

9.0 County Agricultural Incentive Zones - Not Discussed At This Time

10.0 Tree Trimming Violation Policy and Enforcement - Tree Trimming Violation Policy (Draft) will be presented by Director Kirk at the next Work Session Meeting in July.

11.0 Village Briefs May/June - Administrator forwarded all Board recommendations to Kathleen Harrigan. Newsletter will be out for print by the second week of June.

12.0 Board Training: Date, Time, Topics (Tinnelly Law Firm) - As a retainer client, SLVHA is entitled to a free meeting each year. Steve Tinnelly would come and meet with Administrator and the Board to conduct Board training. If this is something the Board is interested in, we need to provide Tinnelly Law Group with dates and points of our interest. After discussion, Board Training was put on hold until office personnel issues will be stabilized.

13.0 CC&R's Enforcement

13.1 VMS Training, Reporting -Tabled until August, 2017

14.0 Board Goals - Not Discussed At This Time

15.0 Architectural Committee - Tinnelly Law Firm was assigned for preparation of an Architectural Committee Charter. Draft was forwarded to Director E.S. Robinson for review. Architectural Committee Charter (Draft) will be discussed at the next Work Session Board Meeting in July.

16.0 Future Agenda Items For Work Session Or Board Meeting - 1) Presentation on the 2018 County Budget (Supervisor Wilma Chan) - June 15, 2017 Board Meeting; 2) Car Port and Garage Conversion (Review) -June 15, 2017 Board Meeting; 3) 2nd Story (Review) and Single Story Addition (Preliminary Design Review) - June

15, 2017 Board Meeting; 4) Tree Policy (Draft) - July Work Session Meeting; 5) Architectural Review Committee Charter (Draft) - July Work Session Meeting

17.0 The meeting adjourned at 8:35 p.m.

Respectfully Submitted,

Steve Kirk, Secretary

Recorded and Transcribed by: Eugene Osipov

Reviewed by: Diane Wydler, Board President

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