

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO: 1524



MINUTES

1.1 MEETING CALLED TO ORDER – The regular meeting of the San Lorenzo Village Homes Association Board of Directors was held on Thursday, June 15, 2017. President Wydler called the meeting to order at 7: 40 p.m.

1.2 SALUTE TO THE FLAG – President Wydler led the audience in the pledge of allegiance.

1.3 ROLL CALL – Directors Diane Wydler, Kathie Ready, Michelle Clowser, M.S. Robinson and Steve Kirk were present.

2.0 PUBLIC COMMENT – Items not on the Agenda – A member reported on the San Lorenzo Library's upcoming events for the next month and announced that a brochure with this schedule is on the back table. A member highly spoke of Kathleen and how much she will be missed.

3.0 COMMENTS FROM PUBLIC AGENCIES –

3.1 CHP – (*Timed Agenda Item 7:40 p.m.*) – **No officer present, no report.**

3.2 Sheriff's Department- Deputy Swalwell reported on the crime statistics for the month and announced their Events for the next month. Director Ready asked the Sheriffs to enforce the noise ordinance on a more regular basis. A member thanked the Sheriffs' Department for picking up trash and dealing with the dumping of trash in the area.

3.3 Zoning Enforcement – 8:00 p.m.) – A report was left on the back table.

4.0 OTHER BUSINESS (motions may be required) –

4.1 Supervisor Wilma Chan – Supervisor Chan presented Proclamation to staff member Kathleen Harrigan who was leaving the Association as Operations Manager after nearly 19 years of service. Supervisor Chan reported on the 2018 County Budget and how the Federal Government's Plans to cut funding will affect the county and San Lorenzo. She said they will be starting hearings to decrease the deficit.

The Demmon project will be discussed at the next Unincorporated Services Meeting and a survey regarding a Eden Area Municipal Advisory Council (MAC) will be also sent out to the residents for Cherryland, Ashland and San Lorenzo.

Director Clowser thanked Supervisor Chan's San Lorenzo Office who have been very responsive. Director Kirk asked what the status of the Hesperian Streetscape project was and, are the cost changes going to affect what we will see in the project? Supervisor Chan said the project will stay the way it was proposed. She has talked with Public Works and there is so much construction going on that it was difficult to get a bid and when they did the bids, they were extremely high. Public Works believes that these bids will go down in a few months, when construction in the area slows down. Director Kirk also asked about how the County staff is informing the HOA of our trees that are being approved for removal. He encouraged Chan to have Public Works be more responsive and communicate with the SLVHA on a more regular basis. Director Robinson asked that our heritage tree, the Sycamore, be included in the plans for the Hesperian Blvd. streetscape project.

Director Kirk asked that the county building have a stamp that is put on any plans that come through the office for San Lorenzo that directs a homeowner to the HOA. Pres. Wydler thanked the Supervisor for her participation in the theater tours. A member mentioned that a proposal be worked with Comm Dev dept to buy the theater. He also asked the trail at the end of Grant be kept up- it is very rough right now.

4.2 Review –Car Port and Garage Conversion (existing bathroom in garage)- Greg Diaz, 17089 Ganley (Timed agenda item 8:30 p.m.)– M.S. Robinson made a motion to approve the plans with an addition with a garage that matches the exterior of the home, Director Ready seconds- approved unanimously.

4.3 Review – 2nd Story (52sf) and Single Story Addition (510 s.f.)- Preliminary Design Review- Wei Ce Peng and Ke Qin Lei, 16061 Via Paro (Timed Agenda Item 8:45 p.m.)- Reviewed the plans with the homeowner- Director Kirk moves to approve with following changes– keep door intact- remove enclosed porch- adjust the roofing to raked—change details of the venting , then subject to final approval or new preliminary plans—Kathie Ready seconds, the motion carries unanimously.

4.4 Accessory Dwelling Permits- President Wydler stated that in spite of what you hear with the state or county it is still illegal to have a separate unit at a residence. Director M.S. Robinson said the county can approve these types of units, however the HOA will deny them- and enforce the CC&Rs.

4.5 Proclamation- Was given to Kathleen Harrigan

VIOLATION LETTERS June 2017	
Violation	# of Letters 213
Inoperative Vehicles	7
Recreational Vehicles in front or side yard	1
Yard Maintenance	78
Unpaved Parking	12
Holiday Lights	7
Building Maintenance	
Work on Cars	
Barking Dogs	
Prohibited animals	
Excessive noise	
No home business	
Other	22
Multiple violations	41
Plans Needed	12
Total	

5.0 Liens and Violation Report – Director Steve Kirk made a motion to approve the liens and violation report as presented, and M.S. Robinson seconded – the motion carries unanimously.

6.0 CC&R HEARING REPORT –

6.1 Disposition of Executive Session - The Administrator reported there were 24 violations, 11 hearings, 52 hearing results, 120 miscellaneous, 2 fines. Kathleen reported that there seems to be an error in report, because

of the 120 miscellaneous, not Eugene's fault, she will look into it and report back. Steve Kirk moves to approve, Michelle Clowser seconds the motion carries unanimously

6.2 Approval of Executive Session Minutes #1523 on June 15, 2017- Eugene reported that there were 10 hearings scheduled, 6 homeowners present, 4 CC&R accepted, 1 assessment fee reviewed. The results of the hearings, 2 violations closed, 1TUB, 5 fines. In addition, the Board approved additional legal opinion from Steve Tinnelly. 1 homeowner was granted another 30 days to submit plans. Steve Kirk motioned to approve, seconded by Michelle Clowser, the motion carries unanimously.

7.0 BOARD GOALS –The Board has approved to begin using Alterra Collections for the 15 most delinquent homeowners. M.S. Robinson reported that Tinnelly Law Group has drafted an Architectural Control Committee Charter and we are looking for volunteers to assist in violations. If interested, please contact the office and there is an article in the Village Brief asking for homeowners to engage with us. Michelle Clowser stated that she likes to help with public safety and is announcing if anyone is interested there are classes available. Please contact your local Sheriff for class schedules. Kathie Ready reported on the building plan that are being put together by 2 developers and are not in line with the Ashland/Cherryland Business District. She is concerned that the same thing is going to happen to us that happened with the Demmon project. She is asking that we keep our ears and eyes open, pay attention and attend the unincorporated meeting coming soon. No further discussions.

8.0 Financial Report- Steve Kirk inquired about the checking account balance in the amount of \$376,000 at Omaha Bank? It seems to be a high amount. Steve Kirk suggested we transfer some money from the checking to the reserve account at Bank of Sacramento. Eugene reported that we transfer monies to reserve, but will let the Board know when these transfers occur. Steve Kirk motioned to approve, seconded by Emanuel, the motion carries unanimously.

9.0 Community Events Committee – No specifics events coming up

10.0 Administrator's Reports – Eugene reported that the Firehouse was in desperate need of a new HVAC system. Proposals were presented to the Board and 1 proposal was accepted. This HVAC proposal has been sent to our legal counsel for review before starting the work. Eugene assisted John in setting up the Hall for the Lollipop School Graduation on Friday, June 16th in the am. Also, A+ Tree Company has been accepted for the tree pruning project. No further reports.

10.1 Operations –

11.0 MINUTES OF THE PREVIOUS MEETING –

11.1 Approval of Board Meeting Minutes #1516 April 20, 2017– Director Kathie Ready moves to approve, seconded by Michelle Clowser (3 yes – two abstain M.S. Robinson and Steve Kirk).

11.2 Approval of Board Meeting Minutes -#1520 May 18, 2017 – Director Steve Kirk, moves to approve , seconded by M.S. Robinson (4 yes, one abstention Michelle Clowser).

11.3 Disposition of Executive Session Minutes #1521 on June 1, 2017 – Eugene received 3 playground inspection reports stating that they are out of compliance. Proposals were presented to the Board. The Board signed 1 proposal for the repairs. This will begin in 2 weeks. The street sweeper, Frank is out on medical leave, the county will be performing the street sweeping until Frank returns.

11.4 Approval of Executive Session Minutes #1521 June 1, 2017 – Director M.S. Robinson moves to approve, seconded by Kathie Ready, the motion was carried unanimously.

11.5 Approval of Work Session Minutes #1522- on June 1, 2017 – Director M.S. Robinson moves to approve, seconded by Michelle Clowser, the motion was carried unanimously.

12.0 ADJOURNMENT – President Wydler adjourned the meetings 9:28 p.m.

Respectfully Submitted,

Steve Kirk

Secretary/Treasurer

Recorded and Transcribed by: Kathleen Harrigan, Operations Manager

Reviewed by: Eugene Osipov, Administrator

DRAFT