

SAN LORENZO VILLAGE HOMES ASSOCIATION  
MEETING NO: 1530  
MINUTES



1.0 MEETING CALLED TO ORDER – The regular meeting of the San Lorenzo Village Homes Association was held on Thursday, July 20, 2017. President Wydler called the meeting to order at 7:30PM.

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

1.2 ROLL CALL – Directors Michelle Clowser, Steve Kirk, Kathie Ready, Emanuel MS. Robinson were present

2.0 PUBLIC COMMENT – Items not on the Agenda

3.0 COMMENTS FROM PUBLIC AGENCIES

3.1 CHP – (*Timed Agenda Item 7:40 p.m.*) – Officer reported that they are sponsoring child car seat safety in the coming months. Schedule will be on their Facebook page.

3.2 Sheriff's Department- Deputy reported they are wrapping up the soccer season, due to lack of fields available. They are working on next years' schedule hoping to have more fields available. National Night Out is coming up; please look for the time and date posted on the bulletin board. Several questions were asked from homeowners regarding crime in the area. The Deputy recommended to report any suspicious activity and report it to your local police. You will remain anonymous.

3.3 Supervisor Wilma Chan was not present.

3.4 Zoning Enforcement-It was reported that there is a lot of speeding on Grant Avenue which is a school zone. Also reported Officer Bower was transferred to the commercial division but will still be around.

4.0 OTHER BUSINESS (motions may be required) - (*Timed Agenda Item 8:00 p.m.*)

4.1 The Community Identifier Project (Update) - Director of the Alameda County Arts Commission– Rachel Osajima announced that the streetscape proposals are now being displayed in the library until 7/26/17. They are looking for comments from the community. Emanuel MS. Robinson recommended to place a survey to members and will also be placed in the Village Briefs.

4.2 Expanded No Street Parking On Street Sweep days- Many comments from the community regarding several issues, including where to park, what time does the street sweeper come to each street, some residents have more vehicles than others, street doesn't get swept, also in addition residents were concerned about where signs are placed. President Diane Wydler announced that currently 1/5 of the **association has a policy in place. Emanuel MS. Robinson motioned to put a survey in the Village Briefs, Kathie Ready seconded, all in favor.** The survey must have adequate information on the Street Sweeping Plan.

4.3 Lien Resolution – Authorization to Record Liens for Delinquent Assessments – **Diane Wydler motioned to adopt the resolution, Michelle Clowser seconded, all in favor.** The following 15 Accounts are in arrears: # 28237, # 30190, # 28657, # 28922, # 31922, # 29020, # 28483, # 28064, # 33370, # 30513, # 28870, # 31956, # 34374, # 28525, and # 31202.

4.4 Heritage Architectural Proposal – This was discussed in work session. The Board reported that they are looking to preserve the uniqueness of the Village as originally built. Further discussion regarding

individual homeowners being allowed to change the outside of their homes to their liking, as long as it is within the scope of work per the CC&R's. Lastly, Michelle Clowser announced how much Emanuel MS. Robinson is appreciated with all the work he has done since he started a year ago.

**5.0 LIENS AND VIOLATIONS REPORT (motion may be required)** – Since last June 15, 2017 meeting, 16 liens were released, 96 notes, 56 repeat violations, 15 hearing results, 16 1<sup>st</sup> violation notice. In addition, 1 note and 1 hearing notice were returned.

| <b>VIOLATION LETTERS June 2017</b>                 |                     |
|--|---------------------|
| <b>Violation</b>                                   | <b># of Letters</b> |
| <b>Inoperative Vehicles</b>                        | <b>1</b>            |
| <b>Recreational Vehicles in front or side yard</b> | <b>6</b>            |
| <b>Yard Maintenance</b>                            | <b>40</b>           |
| <b>Unpaved Parking</b>                             | <b>9</b>            |
| <b>Holiday Lights</b>                              | <b>3</b>            |
| <b>Building Maintenance</b>                        | <b>2</b>            |
| <b>Work on Cars</b>                                | <b>2</b>            |
| <b>Barking Dogs</b>                                |                     |
| <b>Prohibited animals</b>                          | <b>2</b>            |
| <b>Excessive noise</b>                             |                     |
| <b>No home business</b>                            | <b>2</b>            |
| <b>Other</b>                                       | <b>19</b>           |
| <b>Multiple violations</b>                         | <b>6</b>            |
| <b>Plans Needed</b>                                | <b>13</b>           |
|  |                     |
| <b>Total</b>                                       | <b>105</b>          |

**Director Ready moves to approve the liens and violation report, Director Clowser seconds, the motion carries unanimously.**

**6.0 BOARD REPORTS** – President Diane Wydler announced that a property management company, The Manor Association was hired to assist the association until a replacement for Kathleen Harrigan was found. This occurred from June 7-28, 2017. The Board met a qualified candidate and hired a new Operations Manager that will begin on August 1, 2017.

Emanuel MS. Robinson reported that a draft of the Architectural Review Committee Charter drafted by Tinnelly Law Group was sent to all members of the Board asking to bring in a committee to review plans when a homeowner submits them. This has nothing to do with the Heritage site; there is already an architectural policy in place. **Emanuel MS. Robinson motioned to approve the charter as presented, Michelle Clowser seconded, all in favor.**

**7.0 FINANCIAL REPORT (motion required)** – Eugene submitted information from the bookkeeper and letters were sent to homeowners with delinquent accounts. Bank and financial statements were sent to Director Steve Kirk for review. The CPA has started to review the financials for the past year. June 30<sup>th</sup> is the association's financial year end. Emanuel MS. Robinson added that as of March 2017, 778 late assessment letters, 512 pre-lien letters, were mailed and 230 homeowners are delinquent in the annual dues. **Emanuel MS. Robinson motioned to approve the expenditures as of June 30, 2017, seconded by Kathie Ready, all in favor.**

8.0 COMMITTEE REPORTS –President Dian Wydler, due to being short staffed the ice cream social will not happen this August. Director Michelle Clowser reported to the membership to be patient due to the transition and encouraged everyone to volunteer for the Halloween Party and other event planning for the Association.

9.0 ADMINISTRATOR’S REPORT

9.1 Operations - Administrator reported that the HVAC unit was installed at the firehouse. Playground compliance repairs are almost completed. Tree pruning has been scheduled for July 24, 2017. Notices will be posted.

10.0 MINUTES OF PREVIOUS MEETING

10.1 Approval of Board Meeting Minutes # 1524 on June 15, 2017 – **Motioned to approve as presented by Michelle Clowser, seconded by Kathie Ready, all in favor.**

10.2 Disposition of Executive Session Minutes #1525 on June 22, 2017 – Motioned to approve as presented by Emanuel MS. Robinson, seconded by Kathie Ready, Michelle Clowser abstained due to being absent. No extension, all in favor.

10.3 Approval of Executive Session Minutes #1525 on June 22, 2017 – **Motion to approve as presented by Emanuel MS. Robinson, seconded by Kathie Ready, all in favor.**

10.4 Disposition of Executive Session Minutes #1526 on July 3, 2017 – Motioned to approve as presented by Emanuel MS. Robinson. Seconded by Kathie Ready, Michelle Clowser abstained due to error in date, all in favor, with changes.

10.5 Approval of Executive Session Minutes #1526 on July 3, 2017 – **Motioned to approve as presented by Emanuel MS. Robinson, seconded by Diane Wydler, all in favor with changes as indicated in 10.4.**

10.6 Disposition of Executive Session Minutes #1527 on July 6, 2017 – Motion to approve as presented by Kathie Ready, seconded by Michelle Clowser w/changes, all in favor.

10.7 Approval of Executive Session Minutes #1527 on July 6, 2017 –**Motioned to approve as presented by Kathie Ready, seconded by Michelle Clowser, all in favor.**

10.8 Approval of Work Session Minutes # 1528 on July 6, 2017- **Motioned to approve as presented by Kathie Ready, seconded by Emanuel MS. Robinson, all in favor.**

11.0 ADJOURNMENT – President Wydler adjourned the meetings 9:40 p.m.

**Respectfully Submitted,**

**Steve Kirk**

**Secretary/Treasurer**

**Recorded and Transcribed by: Catherine Estrella, The Manor Association**

**Reviewed by: Eugene Osipov, Administrator**