

SAN LORENZO VILLAGE HOMES ASSOCIATION
MEETING NO: 1534
MINUTES



1.0 MEETING CALLED TO ORDER – The regular meeting of the San Lorenzo Village Homes Association was held on Thursday, August 17, 2017. President Wydler called the meeting to order at 7:30PM.

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

1.2 ROLL CALL – President Diane Wydler, Directors Kathie Ready and Emanuel MS. Robinson were present. Directors Steve Kirk and Michelle Clowser were excused.

2.0 PUBLIC COMMENT – Items not on the Agenda –

A member reported on the September Events Calendar for San Lorenzo Library (Pamphlets are available in the back table for pick-up): Homework Center is offered Monday through Thursday beginning September 09, 2017. There will be Cooking demo on September 17, 2017 and will feature healthy school lunches and simple snacks. The Library is having a campaign to enable people to renew their library cards to ensure their information attached to the card is correct or sign up for a card. Anyone either renewing or signing up will be eligible for a prize. A library representative will be at Eden Night Live on September 22, 2017 and at the St. John Festival on September 30, 2017. The Library is looking for Volunteers/Helpers for the Friends of the Library Book Sale on October 14, 2017 & October 15, 2017. Member suggested teenagers would be especially helpful for set-up and take down.

A member wanted to extend her appreciation and would like to thank Supervisor Wilma Chan's office for facilitating the installation of the crosswalk lights located outside of San Lorenzo Village Office.

A member commented that there is an issue with a vacant lot at the corner of Bockman and Via Chiquita (Address: 1210 Bockman Road). The lot is not owned by the Association; however, there is currently 4 abandon cars left in that lot. The member attempted to call the Police Department, but was advised that it was a private property and cannot do anything about it. The member also attempted to call the number on the "for sale" sign, but was advised the lot had been sold. The member stated that one car was stored there for 3 years and is covered with cobwebs and the tires are flat, and two more cars appeared in the past month. The member would like to know if there is anything the Homes Association can do to have the vehicles removed. A Board member advised that the Association can try to see who the lot owner is and check with Alameda County Code Enforcement if anything that can be done. Operations Manager provided email to the member to send over pictures and license plate of the cars.

3.0 COMMENTS FROM PUBLIC AGENCIES –

3.1 CHP – *(Timed Agenda Item 7:40 p.m.)* – no attendance.

3.2 Sheriff's Department- Reported there was a robbery in San Lorenzo on Bockman Road. Nothing was stolen, as it was an attempted robbery. There were 2 suspects involved and they did get away. Currently, there is an ongoing investigation. The robbery occurred at a nearby laundromat by Bockman & Hesperian. The suspects tried to rob the owner and demanded money, but did not get anything.

On Channel Street there was a report of domestic violence, where one partner got very upset at the other and took the end of a Christmas tree stand and started hitting the car and broke a car window.

Via Alamos & Via Honda – A person was driving in the area and heard something hit their vehicle, which sawed through the window. They didn't know what it was, so they turned around to see if it was possibly a rock, but come to find out it was a gunshot. The suspect is unknown at this time and the matter is still under investigation. Deputy asked that anyone living near that intersection or area that has surveillance and/or have any information on a lead, to please contact the Sheriff's Department.

A reminder to the community, there is still a lot of auto thief going on around Hesperian. Please remember to lock your vehicles and do not leave any personal items or belongings that are valuable in the vehicle. Leaving valuable belongings in sight will attempt thieves to break into your car. Fireworks are also illegal in Alameda County. Anyone with fireworks will be cited.

A Board member asked the Deputy if they can cite people who are putting out orange cones in front of their houses and on the street (assuming they are trying to save parking). Per Deputy, they are working with their parking technician to try to find a solution; and as far as citing people, they're unable to because they do not have a code to cite it. However, putting up cones to save parking is like putting up your own parking sign, which is not allowed and advised to check in with code enforcement.

A member commented about basketball hoops being put out on the streets and wanted to know if it falls under the jurisdiction of the CC&R. Per Board of Director, it would fall under the front yard policy, but if it's on the streets, then it becomes a county or traffic enforcement matter.

A member expressed their concerns regarding reckless drivers early in the morning (3am) doing doughnuts on Via Manzanitas and Via Chiquita, and then on Via Chiquita and Via Alamos people tend to do burn outs when crossing the stop sign. Member wanted to know if law enforcement needed to be present to witness it in order to cite it. Per Deputy, if they are not present, they will have to go and talk to the person and see if they will admit to it, and if they do they can cite it, but the witness or person who made the report will need to be willing to go to court and testify, as well. Sheriff will let his other deputy in San Lorenzo know to be at that area and time to see if they can catch the person. Board of Director added that the deputies should also post by Via Segundo, as there has been reports of many speeders in that area as well.

3.3 ECD Presentation – Alameda County (Speakers: Jaimie & Kristin Perrault) - Discussed about two types of signage (Gateway and Wayfinding signage) that will bring communities together, and a Master Plan that their department is putting together for the unincorporated areas (e.g. San Lorenzo, Cherryland, Ashland, Castro Valley, and Fairview). A good sign program can help create a community identity, build a sense of place, build community pride, well-designed signs set a positive tone and look, and direct visitors to all of the wonderful assets that we have such as the Lucky shopping center, the senior housing development, the library, and parks, specifically, the San Lorenzo Community Park that's underway. Gateway sign will be large signs that will be at a boundary of an area; and then Wayfinding signs will be smaller and give direction on a pedestrian scale. While developing this project they worked with a company called PGA Design located in Oakland. PGA Design came up with developing a family like signage and making sure the signage has the same shape and layout, high contrast colors, and large enough letters that can be seen when driving. They also analyzed Signage Criteria in retail, freeway and existing sign location to see where signs exist so to replace, remove, or consolidate it. With signage criteria development, they try to take into consideration County Facility (ex: library), Freeway, Retail/Industrial District, and sign consolidation to be more consistent. Beginning

next week (August 1 – October 1) they will have an Electronic Survey on design preferences and will have design boards at the San Lorenzo Library, Castro Valley Library, Reach Ashland Youth Center or Ashland Community Center (not sure yet on exact location), and still figuring when they will have one for Fairview. Paper comments will be available and accepted. Will return for Economic Development Forum in October, and go to Unincorporated Services Committee sometime after October to wrap it all up and present it again and will have the designer there that night and then will go to the Board of Supervisor for plan approval.

A Board of Director commented that back then they wanted a flag of San Lorenzo put up on the light post that read “San Lorenzo” very much like how Castro Valley had theirs and would like to know if it would be a part of this project or Streetscape. Per Presenter, a friendly reminder for the reason the banner was never done was because the poles that run down the center of the street are electrified and is the main electric system that runs underground to the various businesses. PGE did not allow the banners to be put on those poles due to the high electrical voltage that runs through those poles. Having said that, the presenter stated that the banner is not a part of the signage program, but they can come back to the Homes Association and work on a banner program for Hesperian, as there is a small amount of funding for these kinds of banners that will make an impact on the community.

A Board of Director asked if blades for street signs in terms of street names and major boulevards were taken into considerations. Per presenter, it was not taken into consideration in what they have developed and maybe something to consider in the future as it is a much more costly endeavor.

A member commented that the icon sample used to represent San Lorenzo is missing the tower and by adding the tower it is more symbolic as San Lorenzo is known for its Theatre.

A member asked how the project will be funded. Per presenter, it can be funded through the County directly via budget, grants, or other resources. Typically when a big package is put together with visuals and community buy in and has a consistent plan it is more likely to get funded.

A member commented that they really like the idea of the signage, especially on the main street, so to know where things are (e.g. the post office) and as long as there is not too many signs bunched together.

3.4 The County Report- Karina Rivera added comments regarding cone issues and suggested to check with code enforcement on whoever is putting out cones illegally. Upcoming projects, Streetscape Improvement Project on Hesperian: Board of Supervisors approved a \$9 million contract. This is the first phase and it went to Tennyson Electric Company for all the undergrounding. Public-works Department is working with the company to schedule all the undergrounding and when it will happen. They will also be presenting at the upcoming unincorporated services committee meeting, if anyone is interested and/or have questions regarding the project. The project is anticipated to start in October for the pre-work. Relay for Life event just happened and was a wonderful event. Supervisor Wilma Chan donated \$500.00 and it is an annual contribution that she does for Relay for Life, as it is an important event that many have or know someone who has been impacted by cancer. The County had a summer intern from Arroyo High School who did a 4 week internship at their office. The student was from the “Transportation, Engineering and Science Academy” at Arroyo High School. The student did a great did a great presentation at the end of his internship. County wanted to give the student a shout out that he did a great job during his internship and was a pleasure to work with. Every year the County offers 2 for 1 coupon and parking for the Alameda County Fair. Public works just started the Alameda County Bicycle and Pedestrian Master Plan for unincorporated area citizen advisory committee and are looking for people who are interested to volunteer/join the committee in the San Lorenzo area. The committee will meet 4

times in this next year. Board Member requested that the County advises and informs the SLVHA office of the schedule for the underground project. The next meeting for Streetscape Improvement project: is September 27th at 6:30pm at the Castro Valley Library.

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

4.1 The Community Identifier Project Update from Director of the Alameda County Arts Commission, Rachel Osajima - Announced that for this project the main idea is that there will be a hand painted sign on the overpass with the name of our community and some other designed elements. There was a Selection Committee that met in March and they met with a few groups of artist and selected 5 artists to make proposal boards. The designs are on view tonight and almost all members who came tonight filled out a comment sheet, which is also available online through August 27th, and would appreciate it if more community members to fill out the comment sheets via online. After all comments have been received and reviewed they will select an artist for the project to do the design and will return with the results and will advise on the next steps for approval, then come spring the artist will be painting it.

4.2 House of the Month – 881 Paseo Grande, Harold H. & Nancy Weathers (Timed Agenda Item 8:15) Member was not present to receive award for House of the Month. Award will be mailed to member.

4.3 Introduction of the New Operations Manager – Ms. Mai Vue is the new Operations Manager contracted through a property management agency. Ms. Vue will be at the onsite office full time and will continue with enforcing the CC&R’s.

4.4 Tree Trimming Proposal – To get a cost and estimate for homes association and what it takes to trim the trees in the counties right of way - Tabled Item

4.5 Policy Revisions to Address Tree Cutting Violations - Tabled item.

5.0 LIENS AND VIOLATIONS REPORT (motion may be required) – 55 Violations were mailed since last July 20, 2017 meeting, 3 liens were released, 42 Yard Maintenance, 3 Plans, 4 Inoperative/stored Vehicles 1 Barking Dogs, 1 Excessive Noise, 3 Trash Bins Out, 1 Multiple Violation

VIOLATION LETTERS June 2017	
Violation	# of Letters
Inoperative/stored Vehicles	4
Recreational Vehicles in front or side yard	0
Yard Maintenance	42
Unpaved Parking	0
Holiday Lights	0
Building Maintenance	0
Barking Dogs	1
Prohibited animals	0
Excessive noise	1
Plans Needed	3
Trash Bins Out	3
Others/multiple violations	1
Total	55

Director Kathie Ready moves to approve the liens and violation report, Director Emanuel MS. Robinson seconds, the motion carries unanimously. No oppose. All in favor

6.0 BOARD REPORTS – President Diane Wydler – the next Village Briefs will not be released until September, due to short staff.

7.0 FINANCIAL REPORT (motion required) –

7.1 Emanuel MS. Robinson motioned to approve the expenditures as of July 2017, seconded by Kathie Ready, all in favor.

7.2 Approval of Bank Reconciliations – 2nd Quarter 2017 – Tabled.

8.0 COMMITTEE REPORTS – President Diane Wydler reported that the Halloween parade event may not take place this year.

9.0 ADMINISTRATOR’S REPORT

9.1 Operations:

- a. New HVAC unit for Fire House was installed. County Inspection completed on August 3, 2017;
- b. Audit completed on August 2, 2017. We are waiting for a Final Report from CPA.
- c. Kitchen’s County Inspection was done on August 1, 2017; minor recommendation, which has already been addressed.
- d. Owen Equipment replaced a main broom for SLVHA street sweeper on August 11, 2017;
- e. The Board’s training with Tinelly Law Firm is scheduled for the next Thursday, August 24, 2017.

10.0 MINUTES OF PREVIOUS MEETING

10.1 Disposition of Executive Session Minutes #1529 on July 20, 2017 – The Administrator reported that this meeting was for delinquent files review with Alterra Collection. The Board also discussed communication process between Administrator and the Manor Association. Per Board President, the Manor Association contact person name on page 33 is wrong and needs to be amended.

10.2 Approval of Board Meeting Minutes # 1529 on July 20, 2017 – **Director Emanuel MS. Robinson motioned to approve as presented with correction, seconded by Director Kathie Ready, all in favor.**

10.3 Approval of Board Meeting Minutes # 1530 on July 20, 2017 – Per Director Diane Wydler, item 3.2 has a misspelling word “rapping” should be “wrapping”. Per Director Emanuel MS. Robinson, his last name “Robinson” is missing in items 4.2, 6.0, 7.0, 10.0 and throughout the minutes, add last name. Per Director Diane Wydler, item 6.0 the last sentence should be “The Board met a qualified candidate...” **Director Kathie Ready move to approve corrections. Second by Emanuel MS. Robinson, all in favor.**

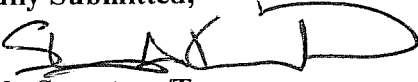
10.4 Approval of Work Session Minutes # 1531 on August 3, 2017 – **Director Emanuel MS Robinson moved to approve as submitted, seconded by Kathie Ready, all in favor.**

10.5 Disposition of Executive Session Minutes #1532 on August 10, 2017 – The Administrator reported that at this meeting the Board discussed delinquencies, legal and personnel issues.

10.6 Approval of Executive Session Minutes #1532 on August 10, 2017 – **Motion to approve as presented by Emanuel MS. Robinson, seconded by Kathie Ready, all in favor.**

11.0 ADJOURNMENT – President Wydler adjourned the meetings 9:35 p.m.

Respectfully Submitted,



Steve Kirk, Secretary/Treasurer

Recorded and Transcribed by: Mai Vue, The Manor Association

Reviewed by: Kathie Ready, Vice President