

**SAN LORENZO VILLAGE HOMES ASSOCIATION
MEETING NO. 1545
REGULAR BOARD MEETING MINUTES**



1.0 CALL MEETING TO ORDER – President Diane Wydler called meeting to order at 7:31PM on Thursday, October 19, 2017.

1.1 SALUTE TO THE FLAG – President Diane Wydler lead the members in the pledge of allegiance.

1.2 ROLL CALL - President Diane Wydler was present, Vice President Kathie Ready was present, Treasure Steve Kirk was present, Director Emanuel MS Robinson, Director Michelle Clowser was present, Operations Manager Mai Vue was present, and Administrator Eugene Osipov was excused.

1.3 SIGN-IN SHEET – Board member reminded members to sign-in at the back table, so the Association can keep track of members who are present and or are attending.

2.0 PUBLIC COMMENTS – *(Items not on the Agenda)*

A member commented and announced a few dates for activities going on at the San Lorenzo Library: 1) October 20, 2017, the County Library staff will have a day-long training on preparedness for emergencies, which will include: first aid/cpr, active shooter, earthquake preparedness, and other topics. 2) “Horns-a-plenty concert on Sunday, October 22, 2017 at 2:00PM on the front porch, if weather and air quality cooperates. Otherwise, it will be in the Community Room. 3) Monster Book-Marks Craft program for all ages on October 26, 2017 at 4:00PM. 4) Job application and resume workshops on November 04, 2017 and November 07, 2017 at 5:30PM. 5) Kids author event on November 05, 2017 at 2:00PM called Proud Penguin. The Author will be present to talk about penguins and seagulls, and read the story “Proud Penguin” and sing songs. 6) Workshop on “Know Your Rights” on November 11, 2017 for immigrants & refugees. 7) And a cooking demonstration and an urban folk concert on November 19, 2017.

A member commented to be careful when hanging out around the restaurants around San Lorenzo, because some people get violent and confrontational due to drinking.

A member commented that there is a rat problem in San Lorenzo and Alameda County at large and would like to get Vector Control to come out to one of the meetings. Member would be supportive in getting neighborhood watch to get involve and inform others the importance of these meetings on the 3rd Thursday of each month. Member also suggest getting a group together to welcome new homeowners in the area, go over how the CC&Rs work, and explain how these meetings are run to increase member participation.

A member commented that they noticed the “No loitering” signs were put up and think it would be nice to try to get some signs up on Lewelling and Hesperian and as well on A Street and Hesperian. The member commented that they will try to work with Alameda County or City of Hayward for those signs. Member also expressed their appreciation to Director Michelle Clowser for stepping up and taking over coordinating the Halloween parade this year and making the event happen.

3.0 COMMENTS FROM PUBLIC AGENCIES:

3.1 CHP – Not present.

3.2 Sheriff's Department - Reported that the crime stats for September 2017 was a good month, because nothing out of the norm happened. Per Deputy, they provided a robbery chart in the back table to show where most of the robberies are occurring and reminded everyone to not leave any valuable items out in plain view. The deputy encouraged everyone to report any suspicious activity and call it into the non-emergency line. You can remain anonymous. The Deputy also announced if anyone is interested in participating with Citizens Academy, it will be held next Wednesday at the Ashland Community Center on 167th Avenue in San Leandro.

3.3 Supervisor Wilma Chan's Office - Expressed they are excited to support the Halloween event again this year and has donated \$500.00 and will be attending the event and will help where needed. They also brought flyers for county update at the San Lorenzo Library on November 02, 2017 and encourage everyone to attend. There will be updates from community development agencies, Public Works, and Sheriff's office on things they are doing to prevent crimes and give crime prevention tips. Other updated on the Hesperian project: The contractor that was awarded the project on Hesperian has begun the pre-work and the trenching is going to begin at the beginning of the year and will start on the north side of Hesperian down to the south end of Hesperian. The contractor in their office will work with the community and businesses so that people are not highly impacted by the work. The project is expected to last 7 months. The next phase will be where PG&E will come in and pulls out the conductors and while the County will go out to get other bids for the second phase of the project which is to widen the streets. Questionnaires and surveys were sent out to four communities including San Lorenzo. The majority thought public safety, road maintenance and education were the top issues that they care most about. In terms of the support for EDEN MAC 53% were in support, 29% were not in support, and 17% were unsure. Specifically for San Lorenzo 47% were in support, 35% said no, 18% unsure. Base on those results Supervisor Wilma's Chan's Office will be in support of one single area Eden MAC.

3.4 Zoning Enforcement – Not present.

4.0 OTHER BUSINESS (motions may be required)

4.1 Update on Administrator Eugene's absence – Eugene contacted staff and is expected to return at the end of October 2017.

4.2 The Bungalows – Developer Presentation – (*Francisco Otero*) (*Timed Agenda Item 8:00 p.m.*)
Presented on the new community, its floor plans and sales. The development has 53 town homes and is located on Bockman. There are 2 floor plans, 2 stories, and 3 & 4 bedroom floor plans. They actively started selling at the end of August, but started marketing in the last few weeks. If anyone is interested, they welcome people to come by and look at the new development. Their office is open every day except Thursdays from 11am to 5pm. Sales are anticipated to close at the end of November 2017.

4.3 Alameda County Arts Commission Update (*Rosa Valdez*) (*Timed Agenda Item 8:20 p.m.*)
Presented an update on the Community Identifier Project in San Lorenzo that the Selection Community has selected a proposal design by Artist John Wehrle. The next step for the project will be a voting item for the Alameda County Arts Commissions, then make recommendation for the Board of Supervisors for approval and submit an application to Caltran that has control over the overpass on the 880 freeway where the logo will go on. The logo will be the same on both sides. Project is expected to start late spring or early summer and is anticipated to take 4 or 5 weeks to complete. Alameda County Arts Commission will come back and give updates on schedule.

4.4 Lien Resolution (Authorization to Record Liens)

5.0 CONTRACTS & PROPOSAL UPDATES (motions may be required)

5.1 Roof Replacement – Diane moves to approve Bostok & Williams to replace the roof. Kathie Ready second, all in favor.

5.1.1 **Bostok & Williams** - Approved.

5.1.2 **Armstrong Installation Service** – not approved.

5.1.3 **Bigham Taylor Roofing Corp.** – not approved.

5.2 Hall Exterior Surface Repaint

5.2.1 **Phil's Painting** – (*Select Color*) - stay with the same color. Vice President Kathie Ready moves to stay with the same color, Director Michelle Clowser second, all in favor.

6.0 LIENS AND VIOLATION REPORT (motion may be required)

No liens were released last month, September 2017. Last month there were 139 violations: Treasure Steve Kirk moves to approve, Vice President Kathie Ready second, all in favor.

Violation Log Sept 2017	
Violation	# of Violations
Yard Maintenance	62
Garbage Bins Out	2
Stored/inoperative car	6
unpaved parking/Trailer	7
Building Maintenance	2
Submit Plans	37
no home business	4
Others/multiple	19
Total	139

7.0 FINANCIAL REPORT (motion required)

7.1 Approval of September, 2017 Expenditures – Vice President Kathie Ready moved to approve, Michelle second, all in favor.

7.2 Approval of Bank Reconciliations - 2nd Quarter 2017 - Treasure Steve Kirk moved to approve, Emanuel second, all in favor.

7.3 Acceptance of Audit 2016-2017 - Vice President Kathie Ready moved to accept, Director Michelle Clowser second, all in favor.

7.4 Assessment Summary Report (update) –Operations Manager provided assessment summary report demonstrating how many homeowners paid assessments and how many did not pay assessments for the year 2016 and 2017. Treasure Steve Kirk commented that he wanted to see a chart showing payments received for the budget fiscal year and not for the year payments were received.

YEAR	Assessment Accrual	# of payments made	Actual Payments Received	# of current accounts	# of delinquent accounts
2016	\$714,250	5,656	\$746,443.94	5,424	290
2017	\$714,250	5,613	\$721,930.05	5,504	210

8.0 COMMITTEE REPORTS

8.1 Community Events Committee (Halloween Parade & Fun, *update*) – Director Michelle Clowser announced the Halloween event will take place on Saturday, October 28, 2017. The event is a community volunteer event and is being run entirely on all donations and if it goes as plan, there should be enough funds to plan for next year. The funds are donated by community members and businesses that will also will help run the event and pass out candy. There will be games, candies, arts and craft center, and food. There will be a low price charge for the food in the hall of \$1.50, which comes with soda, hot dog and chips or nachos. The Board of Education is also participating and will take over the Bohanon room for the scary spooky story. The event parade will start at the community church following behind the Fire Truck and old fashion cars going down Paseo Grande to the parking lot where all the festivities will begin.

9.0 ADMINISTRATOR'S REPORT

Operations Manager reported on behalf of the Administrator that the Associations' street sweeper truck has been broken for two weeks now. A technician came out on Tuesday to assess the issue and will order parts to repair the truck. In the meantime, Alameda County will do the street sweeping until the truck is repaired. Then, about two weekends ago someone lite some paper on fire in the children's playground. Fortunately, the mulch is flame resistant and no damages were done. We also went through the camcorders to see if it may have captured the culprit, but we didn't find anything. Although there were no damages, an open end complaint was made with the Sheriff's Department.

10.0 BOARD REPORTS

The Board wished Treasure Steve Kirk a farewell and thanked him for his volunteer work and time serving on the Board. The Board reported that two sycamore trees were recently cut down without prior approval and it's unfortunate because the trees were very healthy, one of the trees was 75 years old. The Board advised that if homeowners see things happening to please call it in to the homes association.

11.0 MINUTES OF THE PREVIOUS MEETING

11.1 Disposition of Executive Hearing Session Minutes # 1537 on September 21, 2017 – Operations Manager reported that there were 14 hearings: 3 accounts were fined, 2 accounts were closed, 6 accounts required to submit landscape plans within 30 day, 3 accounts made some corrections and required re-inspection for follow through.

11.2 Approval of Executive Hearing Session Minutes # 1537 on September 21, 2017 - Motioned: Director Emanuel MS. Robinson moved to approve, Kathie Ready second, all in favor.

11.3 Disposition of Executive Session Minutes # 1538 on September 21, 2017 – Operations Manager reported the Board went over contract updates on clarifications and questions they had regarding the contracts. The Board went over some legal files regarding scheduling IDR and settlement offer for a members account. The Board also discussed staffing and getting extra help from Manor while Administrator is absent.

11.4 Approval of Executive Session Minutes # 1538 on September 21, 2017
President Diane Wydler moved to approve, Director Michelle Clowser second, all in favor.

11.5 Disposition of Emergency Session Minutes #1539 on September 18, 2017 – The Board reported in Administrator's absence there were some financial changes that needed to be address to make sure it was covered while administrator was gone.

11.6 Approval of Emergency Session Minutes #1539 on September 18, 2017
Vice President Kathie Ready moved to approve, Director Michelle Clowser second, all in favor.

11.7 Disposition of Regular Session Meeting #1540 on September 21, 2017 – No disposition.
Open meeting.

11.8 Approval of Regular Session Meeting #1540 on September 21, 2017
Director Michelle Clowser moved to approve, Vice President Kathie Ready second, all in favor.

12.0 ADJOURNMENT – Meeting was adjourned at 9:15 PM

Date: 10-19-2017

Kathie Ready

FINAL