

MEETING NO. 1553
SAN LORENZO VILLAGE HOMES ASSOCIATION MEETING MINUTES

December 21, 2017



1.0 President Diane Wydler called to order on December 21, 2017 at 7:35PM.

1.1 President Diane Wydler lead the members to the pledge of allegiance.

1.2 Board of Directors that were present: President Diane Wydler, Vice President Kathie Ready, Emanuel MS. Robinson, Michelle Clowser. Staff that were present: Administrator Eugene Osipov and Operations Manager Mai Vue.

1.3 President Diane Wydler asked that all members present to sign-in at the back table.

2.0 PUBLIC COMMENTS - Items not on the Agenda

A member announced a few upcoming events for January 2018: January 01, is the deadline for the writing contest. January 10, rock painting will be offered at 2:00PM and all materials will be supplied; January 11, from 4:00PM-5:00PM; the Oakland Zoo Mobile will be bringing 4 friendly animals to the Library; and then in February the CHP, the East Bay Regional Parks Police, and the Sheriff's department will have representatives at the Library for conversation. The event is called "LEOs in the Library" (LEO – Law Enforcement Officers).

A member commented that they dressed up and volunteered for the Christmas party and did it for the goodness of the children and the children loved it.

A member commented that due to the recent fires he will update his flyer that he discussed late last month and will send it to Washington DC with information on how fire safety is handled in California.

A member thanked everyone who helped with the Christmas event. There was a lot of labor that went into it and wanted everyone to know that all their hard work put into this event was very much appreciated. It was a very good event and would like these events to continue every year.

3.0 COMMENTS FROM PUBLIC AGENCIES

3.1 CHP was not present.

3.2 Sheriff's Department reported that with the Holiday there has been a lot of theft happening and reminded everyone to be vigilant. Do not leave anything valuable visible and to ensure special packages are being delivered when someone is home. In addition, be careful when selling items online and do in person meet ups, make sure to meet in open public areas for safety purposes. Report any suspicious activity

3.3 Supervisor Wilma Chan was not present.

3.4 Zoning Enforcement was not present.

4.0 OTHER BUSINESS (motions may be required)

4.1 House of The Month was awarded to property address 18250 Via Arriba. Homeowner was present to accept the gift certificate award.

4.2 Board Configuration

A. Appointment of The New Board Member – President Diane Wydler announced that since Steve Kirk's resignation in October the Board has been short a Board member. The Board of Directors appointed John Chung to fill the empty seat on the Board. Vice President Kathy Ready moved to motion, Director Emanuel MS. Robinson second, all were in favor.

Director Michelle Clowser moved to make motion, Emanuel MS. Robinson second, all were in favor.

B. Vacant Secretary/Treasurer Position (motion may be required) – The Board of Director nominated Emanuel MS. Robinson to fill the vacant Secretary/Treasurer position. Director Michelle Clowser moved to motion, Vice President Kathie Ready second, all were in favor.

4.3 New SLVHA Signature Card – The Board of Directors approved to add Emanuel MS. Robinson as Secretary/Treasurer to the signature card and add Administrator Eugene Osipov to the signature card.

Dated: 12-21-17

Here are the following persons who will be on SLVHA Signature Card: 1) Eugene Osipov; 2) Diane Wydler; 3) Emanuel MS. Robinson; 4) Kathie Ready; 5) Michelle Clowser.

Michelle Clowser moved to motion, Emanuel MS. Robinson second, all were in favor.

4.4 How to Catch Up on CC&R's Violations – The Board discussed reaching an approach and brain storm on catching up on all the old violations that are still open and how to handle current violations. There are approximately over 2700 open violations and considering the number of staff we have, it's a lot of violations and too many for just the Board to do alone. A few ideas that were shared were to divide the list of old open violation cases for the Board to inspect and close out as needed within the next couple of months. Another idea from Staff and Team were to divide the Association into quadrants or sections and create an Action Task Force Committee. In most cases, an Association of this size requires or have an Action Team Force Committee that primarily focuses on violations. Putting together an Action Task Force will allow block teams to focus on those sections/areas only and improvise recommendations to the Board. There were also open comments from other members pitching ideas on using computer programs that may help with organizing the list of violations, and using the bi-monthly newsletters to attract more members to be more involve with the community.

5.0 LIENS AND VIOLATION REPORT (motion may be required)

No liens were released this month, December 2017. Violations for November: 101 first violations, 13 second violation notices, 28 hearing invitations, 27 hearing results, 281 various notices (120 were for plans). Total violations & Notes for the month of November were 467.

6.0 FINANCIAL REPORT (motion required)

6.1 Approval of November, 2017 Expenditures – Board Approved. Vice President Kathie Ready moved to motion, Director Michelle Clowser second, all were in favor.

7.0 COMMITTEE REPORTS

7.1 Community Events Committee – The County Library is hosting the Lunar New Year (date TBA) and SLVHA is contributing red envelopes with Chinese coins. On April 21st, will be the Earth Day Event and SLVHA is currently in the process of getting sponsorships. It will be a normal clean up with teams going out to different areas; the event will include painting of terracotta pots and plant flowers for seniors and or anyone who has a disability who would like to help but can't; there will also be a learning center for kids that will be run and donated by Board of Education to teach kids about earth day, recycling, and conservation. Everyone who participate will receive a T-Shirt, which the Association is trying to get sponsors for. The T-shirts will have SLVHA logo on the front and on the back it will say "It takes a village".

8.0 ADMINISTRATOR'S REPORT

The Administrator reported that the Annual Christmas Festival event went very well on Tuesday, December 12, 2017. There were many families and children who attended and enjoyed it very much. The Association received \$ 1,800 in donations. The SLVHA 2018 Assessments were mailed out on December 12, 2017. The upcoming annual assessment of \$ 125.00 is due on January 1, 2018, and will be considered delinquent if not paid by February 2, 2018. The Main Hall Roof Replacement was completed on December 15, 2017 and was done by Bostok & Williams (Built Up Roof Application, 3 Ply Polyglass APP) and was paid from Reserves Account. The Hall Exterior Surfaces Re-paint was completed on November 20th, 2017. The re-painting was done by Phil's Painting and was paid from Reserves account. The paint contractor will be back for final touch up once window repair project is complete, not scheduled yet. KMC Cleaners replaced Broken Transition Strip with Commercial Brass Strip at the main hall entrance. Multiple proposals from Sam's Signs to replace the Marquee Sign was provided to the Board, however, it is currently tabled at this time. A light fixture at the front main entrance was not functioning and was called in for repairs. The light fixture was repaired and completed by R3 Electric on December 14, 2017. The Village Briefs November/December 2017 Edition was mailed out to the homeowners on December 12, 2017. Street Sweeper was recently down due to required replacement of the main broom and interval. The sweeper was serviced by Owen Equipment Co. Then, on December 21 the Sweeper's left traction motor was found leaking and required more repairs. The Administrator sent a request for inspection and repair to the vendor (Owen Equipment Co.) on 12/21/17. The Association is expecting repairs sometime next week and are waiting for a confirmation. Frank O'Dea contacted County's truck driver and they agree to do street sweeping next week until the sweeper is repaired.

9.0 BOARD REPORTS

Board reported there 19 Architectural applications were submitted from last board meeting to current.

10.0 MINUTES OF THE PREVIOUS MEETING

10.1 Disposition of Executive Session Minutes # 1547 on November 16, 2017 – This meeting covered items regarding delinquencies and payment plans.

10.2 Approval of Executive Session Minutes # 1547 on November 16, 2017 – Vice President Kathie Ready moved to approve meeting minutes, President Diane Wydler second, four Board members were in favor, with one Board member abstained.

10.3 Approval of Board Meeting Minutes # 1548 on November 16, 2017 - Vice President Kathie Ready moved to Approve meeting minutes, Michelle Clowser second, four Board members were in favor, with one Board member abstained.

10.4 Disposition of Executive Emergency Meeting Minutes # 1549 on November 30, 2017 – related to the annexation of The Bungalows community on Bockman Road.

10.5 Approval of Executive Emergency Meeting Minutes # 1549 on November 30, 2017 – Vice President Kathie Ready moved to accept meeting minutes, Michelle Clowser second, four Board members were in favor, with one Board member abstained.

10.6 Disposition of Executive Session Minutes # 1551 on December 14, 2017 – This meeting covered items related to the contractual matters annexation of The Bungalows community, and Alterra Collections of payment plans of past due homeowners, and as well as legal issues.

10.7 Approval of Executive Session Minutes # 1551 on December 14, 2017 - Vice President Kathie Ready moved to approve meeting minutes, Michelle Clowser second, four Board members were in favor, with one Board member abstained.

11.0 ADJOURNMENT – the meeting was adjourned at 8:50PM.

Respectfully Submitted,

Kathie Ready, Vice President

Recorded and Transcribed by: Mai Vue, Operations Manager

Reviewed by: Diane Wydler, Board President