

# SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO: 1554

Executive Session Meeting

Thursday January 4, 2018



1.0 Board President, Diane Wydler called the meeting to order at 5:20 p.m.

1.1 Vice President Ready, Director Clowser, Director Emanuel MS. Robinson and Director John Chung were present. Administrator Osipov and Operations Manager Mai Nou Vue were also present.

## 2.0 Legal Issues

2.1 The Demmon Partners - Terry Demmon (Timed Agenda Item 5:00 p.m.) - Terry Demmon presented Village Green Apartments' Project and conceptual site plan again. Mr. Demmon confirmed that there were no major changes in their development plans since our last meeting.

The Board Members described their position to Terry Demmon one more time.

Reason for this meeting was to explore compliance concerns of Village Green Apartments' Project with the original 2004 San Lorenzo Village Specific Plan.

Director Ready said that in a big city a big building might increase the value of surrounding properties. San Lorenzo is a very specific place. Such extremely modern place as Village Green Apartments next to 75 years old community will decrease property values. Kathie Ready asked developer to pay more attention to community needs. Kathie said that the Board wants a developer to survive. She still doesn't understand why if a new development is located 500 feet from Hesperian Blvd. it is no room to add more place for retail. Scott Bohannon has known for years what the community wants. The bottom part of the front building must be for retail space.

Director Clowser is even ready to help Terry Demmon to rent all commercial space out. Michelle Clowser has long-term relationships with many local businesses for years. All local retail business and community will appreciate it if they did not have to leave the community for everyday things. So many businesses would like to move into more reasonable new places. Michelle said that this is a risk for both developer and community. In the end of her comments Director Clowser said that as developer Demmon Partners can "tailor" it and their project will conform with the original 2004 San Lorenzo Village Center Specific Plan.

Director Robinson stated that it is extremely important that color and style are matching each other.

It was pointed out that many people really respected the original Bohannon as a developer.

Director Robinson asked Terry Demmon about gated parking area in the middle and dog's park.

Mr. Demmon confirmed that gated parking area is for security and that dog's park is artificial turf.

Developer also confirmed that he is not aware about of any of Bohannon's projects.

Director Emanuel MS. Robinson made a recommendation to developers to think seriously about adding more commercial space to their development. The Board and all community are hoping that developer can find more sources to do so.

The President Wydler responded to developer's comment about joining the SLVHA with comment about possibility of future relationship as the Memorandum of Understanding between SLVHA and Village Green Apartments. This Memorandum will allow future residents of Village Green Apartments to use such SLVHA benefits as renting the community hall, street sweeping, participating in community events, receiving newsletters, etc.

Terry Demmon confirmed that Demmon Partners are ready to invest in the community in the future. President Wydler thanked Mr. Demmon for his time.

2.2 Settlement Agreement (16010 Via Harriet) - Administrator informed the Board that the fence has been removed by the homeowner on December 29, 2017, according to the agreement.

2.3 Violation Of Governing Docs - RV/stored vehicles (17366 Via Andeta) - Administrator presented to the Board Matter Update/Renewed Invitation To Participate In Alternative Dispute Resolution (Draft No.1) dated December 26, 2017 and prepared by Matthew T. Plaxton (Tinnely Law Firm)

### 3.0 The Bungalows -Declaration of Annexation (Update) -

San Lorenzo Village Declaration Of Annexation For The Bungalows was recorded on December 29, 2017. Office received a copy of recorded document from Reuben, Junius & Rose, LLP on December 29, 2017.

### 4.0 Contracts

#### 4.1 Marquee Sign Replacement - Sam's Signs Neon & Electrical, Inc.

Administrator reminded the Board one more time that useful life of display by Reserve Study is 15 years. Currently we "0" years left, follow by current 2017 Reserve Study.

Director Michelle Clowser thanked Administrator for information.

**No Action Is Taken From The Board At This Time**

### 5.0 Delinquencies - No Discussion At This Time

### 6.0 Alterra Collections Company

#### 6.1 Request For Board Authorization to Initiate Foreclosure (Acct # 429343)

The Board voted to authorize Alterra Assessment Recovery, LLC to initiate foreclosure and Proceed with recording the Notice of Default. **Director Emanuel MS. Robinson moved to motion, Director Michelle Clowser second, all in favor and motion passes unanimously.**

#### 6.2 Request For Board Authorization to Initiate Foreclosure (Acct # 429334)

The Board voted to authorize Alterra Assessment Recovery, LLC to initiate foreclosure and Proceed with recording the Notice of Default. **Director Emanuel MS. Robinson moved to motion, Director Michelle Clowser second, all in favor and motion passes unanimously.**

#### 6.3 Request For Board Authorization to Initiate Foreclosure (Acct # 429345)

The Board voted to authorize Alterra Assessment Recovery, LLC to initiate foreclosure and Proceed with recording the Notice of Default. **Director Emanuel MS. Robinson moved to motion, Director Michelle Clowser second, all in favor and motion passes unanimously**

6.4 Transmittal Of Final Payment (Acct # 34659)

Administrator provided the Board with a copy of final payment Alterra received from the above-referenced homeowner in the amount of \$ 567.36 which brings the property's account current through the Month of December 2017

6.5 Transmittal Of Partial Payment/Pending Payment Plan (Acct # 29020)

Administrator provided the Board with a copy of partial payment Alterra received from the above – referenced homeowner in the amount of \$ 100.00 pursuant to the Agreement and in accordance with the enclosed Payment Plan Table

7.0 Personnel Issues - No Discussion At this Time

8.0 Adjournment - Meeting was adjourned at 6:20 p.m.

**Respectfully Submitted,**

**Emanuel MS. Robinson, Secretary**

**Recorded by: Eugene Osipov**

**Transcribed by: Eugene Osipov**

**Reviewed by: President, Diane Wydler**