

SAN LORENZO VILLAGE HOMES ASSOCIATION



MEETING NO. 1566

REGULAR BOARD MEETING MINUTES

1.0 CALL TO ORDER – President Diane Wydler called meeting to order at 7:40pm.

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

1.2 ROLL CALL - All Board of Directors were present: President Diane Wydler, Vice President Kathie Ready, Secretary/Treasurer Emanuel M.S. Robinson, Director John Chung, and Director Michelle Clowser. Office those were present: Eugene Osipov, Administrator and Mai Vue, Operations Manager

1.3 SIGN – IN SHEET – President Diane Wydler remind all members to sign in at the back table.

2.0 PUBLIC COMMENTS - Items not on the Agenda

- A member reported some updates for the Library. There are several great events happening in March, including: a teen/tween felt selfie workshop, a STEM candy neuron-making class, and Simon Says Draw. Check the Art IS Education brochure for these items and for other events happening in March. April is Jazz Appreciation Month – there will be a free jazz concert with Dave Rocha's Jazz Trio on Sunday, April 8 at 3:00pm. Children ages 6-10 can sign up for an appointment to read to a therapy dog. Charlie's Pals will be at the library on Wednesday, April 11 from 3:45 – 5:00 pm. Remember to sign-up. The East Bay Agency for Children will present a parenting workshop on Child Assault Prevention. The workshop will take place on Tuesday, April 17 from 6:30pm to 7:30pm. Please RSVP with the Library so staff can make sure to have enough handouts.

- A member commented that yesterday, March 14th the United States had demonstrated all over the country and including San Lorenzo against gun violence and mass murders in schools. Member also commented that a person is likely to be seriously injured or killed by a falling tree branch than by mass murderer and will start to attend San Lorenzo Unified School Board meetings to discuss that and other items.

- A member commented that second stories should not be approved in the Association and believes it does not conform to the community. Member stated a second story behind their home was approved and now has to look at a green wall and believes it will affect their solar panels that were installed. Member stated they came into the office to obtain copies of the plans and shadow study that was done, but staff refused to give copies and was informed they can only review it in the office and cannot take copies. Board asked staff why the member was not able to obtain copies. Staff stated that plans can only be reviewed at the office and copies of plans cannot be provided to members due to the documents contain personal information.

3.0 COMMENTS FROM PUBLIC AGENCIES (7:40 p.m.)

3.1 CHP – not present.

3.2 Sheriff's Department – Provided crime stats for San Lorenzo area and stated that there has been an increase in theft in vehicles and advise everyone to continue to stay vigilant of their surroundings.

3.3 Supervisor Wilma Chan – Reported that the incident on Hesperian was a main water line break in which lead to an outage of AT&T services in this area. Many residents as well ads business along Hesperian including their office were affected with no phone service and those with AT&T internet service had no Wi-Fi. Eastbay Municipal Utility District when trying to fix a main line water break

accidentally cut through an AT&T cable. Eastbay has been working on it since then and it may take up to another week to get it fixed. A lot of businesses are not able to process credit card transaction and some residents may not have land line that is working. If residents land lines are affected by this matter and is in serious need of a temporary phone, Supervisor Wilma Chan's office made purchases of prepaid cell phones to give those residents for the time being. Hesperian streetscape project is going to begin the underground mapping in the very near future to avoid disrupting any existing PG&E or other infrastructure underground. This project will start sometime in the summer and will take up to a year to complete. At the same time during the underground mapping Alameda Public Works will also begin the beautification project along Hesperian in conjunction with streetscape. In regards to the project at the old Mervyns, Demmons Partners will do another presentation at the San Lorenzo Library on Wednesday, May 2nd at 6:00pm. There has been a lot of talk about increasing the square footage of the commercial space and it sounds like Demmons have listened to the residents of the community and is increasing their commercial space to 12,000 square feet. Supervisor Wilma Chan will have another County updated presentation on the Eden MAC May 16th at 5:30pm (*presentation to start at 6pm*) at the San Lorenzo Library. The event will include presentations from Alameda Public works, Community Development Agency, Sheriff's Office, and Arts Commission. The Ad Hoc Committee that was form to discuss the formation of the Eden Mac is scheduled on May 22nd at 6pm and will be held at the District office, 15903 Hesperian. Showtime in San Lorenzo is scheduled for July 21st and the theme is "Cars" the movie that will be shown is "Cars 3", there may potentially have a car show as well, but is not for sure yet as it is still in discussion. In regards to the green fence Bohannon put up, code enforcement came out to measure the fence and any fence over 6 feet in height is illegal per County Ordinance and required to obtain variance from the County. The County did reach out to Mr. Bohannon who will be meeting with the Sheriff's office next week on Tuesday to discuss resolution and alternate ideas on for the fence. The next unincorporated services meeting will be at the San Lorenzo Library on March 28th at 6:30pm. The Community Identifier Project is anticipated to start in the fall.

3.4 Zoning Enforcement – not present.

4.0 OTHER BUSINESS (motions may be required)

4.1 Cleaning & Damage Deposit For The Hall Rental – Secretary/Treasurer Emanuel M.S. Robinson made motion to adopt adding the verbiage to increase of cleaning & damage deposit of \$800.00 and revise to remove the word "now" from the sentence, Vice President Kathie Ready second the motion, all were in favor. Sentence to state "A *cleaning & damage deposit of \$800.00 is **required** if you are serving or selling beer, wine and/or spirits (alcohol) at events held at the San Lorenzo Village Community Hall.*"

4.2 Appointment Of CC&R's Action Committee – Tabled.

4.3 Status Of Charter and Appointment Of Architectural Committee:

Architectural Committee Charter Decision: Vice President Kathie Ready made motion to approve Architectural Review Committee Charter as read, Director John Chung second the motion, all were in favor.

Committee Member Decision: There are 2 potential committee members present, one being a Board member Emanuel M.S. Robinson and the other a community member Chiawang to be appointed to review Architectural Applications on a regular basis and to take minutes. Vice President Kathie Ready made motion to accept both Emanuel and Chiawang as Architectural Committee Members to review architectural applications, Director Michelle Clowser second the motion, all were in favor.

4.4 Front Yard Modification Policy – Draft:

"f. When a home does not have a street tree it is recommended that a street tree be installed. Street trees shall be installed within the County's right-of-way or within the first six (6) feet of a front yard. A variance as to the placement may be granted by the Board of Directors (e.g. when certain lots cannot accommodate a street tree within the County's right-of-way or within the first (6) feet of a front yard). Upon the sale of a home that does not have a street tree – a street tree must be planted before the close of escrow." Secretary/Treasurer Emanuel M.S Robinson made motion to approve the draft to be

published and amended with “e.g.” language before “...when certain lots...” as Director Michelle had suggested; Vice President Kathie Ready second the motion, board vote 4 yes and 1 abstain.

4.5 Draft Budget 2018-2019 – Vice President Kathie Ready made motion to approve draft budget 2018-2019 to be published for members to review; Director Michelle Clowser second the motion, all were in favor.

4.6 Draft Reserve Study 2018-2019 - Vice President Kathie Ready made motion to fund reserve at \$111,303.00; President Diane Wydler second the motion, Board voted 3 yes and 2 opposed. Vice President Kathie Ready withdrew from last motion. Secretary/Treasurer Emanuel made motion to fund reserves to the total funding balance of reserves is in coordinates with the reserve study so the total reserve balance is a total of \$722,202.00, Director Michelle Clowser second amended motion, Board voted 4 yes and 1 opposed.

5.0 LIENS AND VIOLATION REPORT (motion may be required)

104 yard maintenance, 82 plans needed, 34 multiple violations, 24 items in yard, 128 first violations, 194 miscellaneous. Secretary/Treasurer Emanuel M.S. Robins made motion to accept violation report, Director Michelle Clowser second the motion, all were in favor.

6.0 FINANCIAL REPORT (motion required)

6.1 Approval Of February, 2018 Expenditures – Secretary/Treasurer Emanuel M.S. Robins made motion to approve February 2018 Expenditures, Director Michelle Clowser second the motion, all were in favor

7.0 COMMITTEE REPORTS

7.1 Community Events Committee – Director Michelle Clowser reminded everyone that Earth Day Event is on April 21st.

8.0 ADMINISTRATOR’S REPORT

8.1 Operations – Administrator reported: Board and Staff Training was provided by Tinelly Law Firm on March 8, 2018. Phone System Upgrade (Comcast) – Administrator is communicating with Anthony Hayes, Comcast Business Account Manager. Administrator received a proposal on March 8, 2018. The Board will review at the next Executive Session. Fire House Roof Replacement – Administrator submitted to the Board the 3 (three) proposals from the following companies: Bostock & Williams, Rid Out Roofing Co. and Wonderlin Roofing System Inc. on Tuesday February 27, 2018 for preliminary review. The Board has approved an Estimate from Bostock & Williams. Fire House Roof Replacement pre-scheduled for the end of May – the beginning of June, 2018. Concrete Walkway Repair between the Bohannon Room and Lollipop School – by Cortez Bros Concrete Construction. Scheduled on 03/20/2018. Perimeter Chain Link Repair – completed by Bailey Fence Co. on 03/09/2018. Windows Rotten Wood Repair by Bierly Construction scheduled on 03/17/2018. Office Hall Roof Repair & Maintenance- by Bostock & Williams pre-scheduled for April, May of 2018. Gutter Repair & Maintenance – by Bostock & Williams scheduled for April, May of 2018. Awning Entry Way Roof – by Bostock & Williams pre-scheduled for April, May of 2018

8.2 2018 Assessment - (Update) - SLVHA 2018 Assessments – Currently we have 5731 residents. 5000 residents paid their 2018 assessments as of March 3, 2018. 731 accounts are still delinquent.

9.0 BOARD REPORTS – no report.

10.0 MINUTES OF THE PREVIOUS MEETING

10.1 Disposition Of Executive Hearing Session Minutes # 1561 On February 15, 2018 - This was an executive session to address hearings for violations of the Association and reviewed accounts in collections in regards to payment plans.

10.2 Approval Of Executive Hearing Session Minutes # 1561 On February 15, 2018 – Vice President Kathie Ready made motion to approve the Executive Hearing Session Minutes # 1561, Director Michelle Clowser second, all were in favor.

10.3 Approval Of Board Meeting Minutes # 1562 (A) On February 15, 2018 – Vice President Kathie Ready made motion to approve Meeting Minutes # 1562 (A), Secretary/Treasurer Emanuel M.S. Robinson second, all were in favor.

10.4 Approval Of Board Meeting Minutes #1562 (B) On February 15, 2018 - Vice President Kathie Ready made motion to approve Meeting Minutes #1562 (B), Secretary/Treasurer Emanuel M.S. Robinson second, all were in favor.

10.5 Approval Of Board Meeting Minutes # 1562 (C) On February 15, 2018 - Vice President Kathie Ready made motion to approve Meeting Minutes # 1562 (C), Secretary/Treasurer Emanuel M.S. Robinson second, all were in favor.

10.6 Disposition Of Executive Session Minutes # 1563 On March 1, 2018 – This was an executive session to discuss delinquent accounts with Alterra collections regarding foreclosures and payment plans, and discussed personnel issues.

10.7 Approval Of Executive Session Minutes # 1563 On March 1, 2018 – Vice President Kathie Ready made motion to approve Executive Session Minutes # 1563, Director Michelle Clowser second, all were in favor.

10.8 Approval Of Work Session Minutes # 1564 On March 1, 2018 – Director Michelle Clowser made motion to approve Work Session Minutes # 1564, Vice President Kathie Ready second, all were in favor.

11.0 ADJOURNMENT - meeting was adjourned at 10:15 pm.

Respectfully Submitted,

**Emanuel MS, Robinson
Secretary/Treasurer**

Recorded and Transcribed by: Mai Vue, Operations Manager

Reviewed by: Diane Wydler, Board President