

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO: 1568

WORK SESSION MINUTES



- 1.0 President, Diane Wydler, called the meeting to order at 5:50 p.m. on Thursday, April 5, 2018.
- 1.1 Directors Kathie Ready, Michelle Clowser and John Chung were present. Director Emanuel MS. Robinson was excused. Administrator Osipov was excused. Operations Manager Mai Vue was present.
- 2.0 Public Comment – no comments.
- 3.0 Update from Administrator
 - 3.1 Assessments - 2018 – 606 Accounts are delinquent as of today.
 - 3.2 Alterra Collections - Total amount paid to Alterra Trust by delinquent residents is \$ 70,436.21 as of Wednesday, March 28, 2018.
 - 3.3 Concrete Walkway Replacement/ Repair – Completed and Paid on March 26, 2018.
 - 3.4 Windows Rotten Wood Repair – Completed and Paid on March 21, 2018.
 - 3.5 Office Hall Rood Repair & Maintenance – Completed and Paid on April 2, 2018.
 - 3.6 Awing Entry Way Roof – Action item is pending due to the weather conditions. Project is estimated to be completed by April 13, 2018.
 - 3.7 Gutter Repair & Maintenance – Completed and Paid on March 23, 2018.
 - 3.8 Fire House Roof Replacement - Scheduled for the end of May 2018. Administrator is waiting for a proposal to do duct work.
 - 3.9 Phone System Upgrade (Comcast) – Was approved at the April 5, 2018 Executive Session Meeting.
 - 3.9.1 Hall Ceiling Replacement - Administrator is waiting for a Proposal from United Acoustics (Noise Reduction Co., Inc.). The Board would also like to include the removal of fans in the proposal if not already. Staff will check with vendor once the proposal is received.
 - 3.9.2 Enforcement Report From The County - Administrator contacted County's Zoning Department. Yvonne Grundy will send the Report the day before regular Board Meeting to Administrator and Operations Manager. Administrator submitted last Report to the Board on March 29, 2018.
- 4.0 Financial Reports - March 31, 2018 - Not Received Yet.
- 5.0 CEC Events (updated)
 - 5.1 Earth Day - Town Clean-Up is on Saturday, April 21, 2018. Set-up will take place on Friday, April 20, 2018 from 9AM-5PM. Alameda County Public Works is donating gloves and trash bags. The Sheriff's Department will assist with drug take back. If anyone has old/expired or unwanted medication,

drop it off during the event so it can be properly disposed of. Chamber of Commerce will provide BBQ. Waste Management will drop off large garbage bin at 8:30AM on the day of clean up. Sun Lee, Bee Keeper is sponsoring honey tasting. Bringing Back the Natives will sell native plants out on the grass in front of SLVHA office.

6.0 Discussion Items:

6.1 License Plate Readers On Major Streets – Carry over to next Work Session as Deputy Swalwell will do a presentation on this matter.

6.2 CC&R's on the SLVHA Website – Board discussed adding a set of CC&R document to the SLVHA website, but since there are 40+ CC&Rs for different tracts it was suggested that a cautionary should be posted as well for homeowners to check with the office to review or obtain the exact CC&R for their tract. Carry over to next Work Session for further discussion.

6.3 The Hall Rental Agreement – Board discussed increasing some fees related to Hall Agreement breach of contract and adding another item to the addendum section to restrict the use of marijuana/cannabis on common grounds. The Board requested to see the other documents associated with the Hall Agreement. Carry over to next Work Session to further discussion.

6.4 The Fence Policy – Discussion regarding the appropriate forum for reviewing policies ensued. No resolution.

6.5 Process for violation complaint to be reviewed or escalated to Board – Carry over to next Work Session.

7.0 Continuing Business

7.1 CC&R's Enforcement:

7.1.1 Architectural Committee – Tabled.

7.1.2 Action Committee – Tabled.

7.1.3 “Welcome” Procedure for New Residents – Director Kathie Ready reported that a meeting with new homeowners seemed logistically difficult, so committee discussed sending welcome letters with some expectations of new homeowners and summary of basic “do’s” and “don’t.”

8.0 Future Agenda Items – Add House of the Month.

9.0 The meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Emanuel MS. Robinson, Secretary

Recorded and Transcribed by: Operations Manager Mai Vue

Reviewed by: Diane Wydler, Board President