

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO. 1570 Regular Board Meeting Minutes April 19, 2018



- 1.0 CALL TO ORDER – President Diane Wydler called meeting to order on April 19, 2018 at 7:40PM
 - 1.1 SALUTE TO THE FLAG - President Diane Wydler lead the members to pledge of allegiance.
 - 1.2 ROLL CALL - Directors that were present: President Diane Wydler, Secretary/Treasurer Emanuel M.S. Robinson, Director Michelle Clowser, and Director John Chung. Directors that were excused: Vice President Kathie Ready. Staff Members that were present: Operations Manager Mai Vue
 - 1.3 SIGN – IN SHEET – Director Wydler reminded all members who were present to please sign in at the back table.

- 2.0 PUBLIC COMMENTS - Items not on the Agenda

A member commented that for the month of April the Library is participating in the national celebration of reading called “**Drop Everything And Read**” (DEAR). People can pick up their personal reading pass from the Library. Staff would love to see photos on social media with the hashtag #DEARaCl. The summer reading program is starting in June and the Library is looking for KidPower volunteers (middle school aged) to help folks play. The brochures for May are ready and can be picked up at the Library. San Lorenzo tidbit: There are 10 Branch Libraries in the Alameda County system. San Lorenzo is the only branch to have a special service library (at Reach). When the Cherryland Community Center is completed, it will also have a special service Library and the San Lorenzo Branch will then offer two of these unique services.

- 3.0 COMMENTS FROM PUBLIC AGENCIES (7:40 p.m.)
 - 3.1 CHP – Not present.
 - 3.2 Sheriff’s Department - Deputy reported that there was an incident at Arroyo High School where it was reported that a student had a gun (this happened shortly after the Florida incident), the gun was found and taken away. The incident is still under investigation as there were a few other students that were involved. The Sheriff’s Department believe they took appropriate action to address this matter and wants to work with the school system on lock down protocol to establish a way to provide more information to the schools and parents without giving away an investigation and making sure the schools are safe. The Sheriff’s Department will participate in the Earth Day event to help with prescription drug drop off and help with cleaning up. Last weekend there was a boxing State Championship for Golden Glove event that they were apart of. Deputy commented that it was an amazing opportunity and is also a huge advocate for mix martial arts, as it is a great way for young students to learn about discipline. The State Championship event created a history for Hayward as no State Championship event has ever been held in Hayward before. A member commented that Deputy Swalwell was nominated as “First Responder” of the year. Members also congratulated and commend Deputy Swalwell for helping the homeless man in which was reported on the news.
 - 3.3 Supervisor Wilma Chan’s Office – Reported on Wednesday, May 2 there will be an Economic Development Forum at the San Lorenzo library starting at 6:00PM pertaining to the Demmon’s Project at the old Mervyn’s site. Mr. Demmon’s is giving another presentation to update the community on the changes to their project based on community inputs. A few County folks will be there to answer any logistic questions surrounding the Demmon’s project. Then on Wednesday, May 16 at 6:00PM Supervisor Chan will host a County Update to discuss issues going on in the unincorporated areas. Different departments from the County will have presentations. The Sheriff’s department, CDA, Public Works, and Arts Commission will be present. There will also be an update on Eden Mac. Hutches Cars will remain a carwash with a new ownership. It will be renamed “Quick Quack Carwash” currently there is no date as to when it will reopen. If anyone is still having issues with phone-bill credits please contact Supervisor Chan’s office. There is an AT&T liaison they are working with that is working very hard to rectify this type of issues. Furniture left on the street, please contact their office and they will contact Code Enforcement to address those issues. The annual Showtime in San Lorenzo will be held on Saturday, July 21st starting at 2:00PM. Movie “Cars 3” will be playing around sun down approximately around 8PM. Eden MAC Ad HOC Committee just had their 4th meeting on Wednesday and will have one more meeting (final

meeting) yet to be scheduled, but will likely be some time mid to late May. The Ad Hoc Committee was created to provide recommendations to the formation of the Eden MAC (municipal advisory committee). Unincorporated services will have their monthly meeting on Wednesday, April 25th at 6:00PM at the SLZ Library. The main discussion will be an update from Supervisor Miley regarding the old Castro Valley Library to refurbish it into a Veterans facility or housing for Veterans. Streetscape is on schedule and they are currently doing the underground mapping first to avoid any conflict with any underground existing infrastructure.

3.4 Zoning Enforcement – Not present, but code enforcement report was provided at back table.

4.0 OTHER BUSINESS (motions may be required)

4.1 Review Hall Rental Agreement – Table to next Work Session.

4.2 Appointment Of Architectural Committee – Director Robinson announced a new appointment to be added to the Architectural Committee, Suzanne Moser. Director Robinson made motion to accept Suzanne Moser to the committee a homeowner who lives on Grant Avenue, Director Clowser second, all were in favor.

4.3 Appointment Of CC&R's Action Committee – Table to next Work Session.

4.4 **Approval** - Budget 2018-2019 – Director Robinson made motion to accept 2018-2019 Budget as presented with no increase in dues, Director Clowser second, all were in favor.

4.5 **Approval** - Reserve Study 2018-2019 – Director Robinson made motion to approve 2018-2019 Reserves Study as presented, Director Chung second, all were in favor.

4.6 Front Yard Policy (*modification of front yard policy for replacement and planting of front yard trees*) – Many members opposed the statement of which requires homeowner's to plant a front yard tree prior to the close of escrow. In consideration of members comments Director Clowser made motion to accept the new language with the exclusion of the last sentence: "Upon the sale of a home that does not have a street tree – a street tree must be planted before the close of escrow", Director Chung second, all were in favor, the modification to the Front Yard Policy passes unanimously.

4.7 Fence Policy – The Board of Directors discussed the clarification of the Fence Policy item 2 & 3 so to have a standard interpretation of the policy. The interpretation of item 2 is that fences cannot be constructed within the first 10 feet of the property whether it be a property line divider fence or a fence in front of the home. However, under certain circumstances the Board may grant a variance for the setback of structures that are "open fences" and do not exceed three (3) feet in height. The only certain circumstances that the Board in the past have allowed this to exist is on corner lots, in which homeowners have very little backyard or rear space. There are a number of corner lot homes, where the Association have allowed open fencing or picket fence due to these circumstances in which the fence cannot exceed 3 feet in height. The interpretation of item 3, essentially states that if you have a home that is in mid-block (not a corner lot) and want to install a fence in front of your home you are not permitted to do so. However, the Association has allowed homeowners to install a fence so long as it's 3 feet in height and doesn't pass the front wall plane of the dwelling. In the case of a property divider fence, the fence, whether open or close must be set back 10 feet from the sidewalk and cannot be taller than 3 feet in height, but if the board allows variance to install the fence all the way to the sidewalk, then the fence must be a picket or open fence.

5.0 LIENS AND VIOLATION REPORT (motion may be required)

No liens were released last month, March 2018. Violation letters as of March 2018: Building Maintenance - 45, Yard Maintenance – 136, Plans Needed – 82, Holiday Lights – 24, Items in Yard – 20, Multiple Violations – 30, Other Miscellaneous violations/complaints – 122 for a total of 459 correspondence mailed. Director Robinson made motion to accept Liens & Violation Report, Director Clowser second, all were in favor.

6.0 FINANCIAL REPORT (motion required)

6.1 Approval Of March, 2018 Expenditures – Tabled to Work Session Meeting.

7.0 COMMITTEE REPORTS

7.1 Community Events Committee – Director Clowser reminded everyone that Earth Day is on Saturday, April 21, 2018, and that there will be an early setup (tomorrow) on Friday, April 20, 2018, if anyone would like to volunteer setup is at 9:00AM to 5:00PM.

7.2 Architectural Committee – Director Robinson reported the Committee currently has 3 members now and are steadily receiving approximately 25-30 applications a month. Many of the applications were conditionally approved or denied requesting for more information.

7.3 Welcome Committee - Director Wydler reported on Director Ready's behalf that Director Ready and a member had agreed to contact new members to not only welcome them, but make them aware that they are a part

of the Homes Association and come up with a list of things to provide new members of basic “do’s” and “don’t.”

8.0 ADMINISTRATOR’S REPORT

8.1 Operations – 1) Comcast proposal to upgrade the Office phone system was approved by the board on April 05, 2018 and the Service Order Form Agreement was signed on Tuesday, April 10, 2018. Once the Administrator returns, Comcast will schedule to demonstrate the new phone system. 2) On Thursday, April 12, 2018, Worley’s Home installed new blinds for one of the windows in the Office. 3) On Wednesday, April 11, 2018, Owen Equipment replaced the Sweeper main broom. 4) Reminder regarding roof: it may likely be scheduled in May or beginning of June 2018 and the work will be done by Bostock & Williams. Currently the front Office roof awning is being worked on.

8.2 2018 Assessment - (Update) – of 5,733 accounts 508 accounts are still delinquent and have not paid assessments for 2018.

9.0 BOARD REPORTS

Director Clowser reported that prior to the Administrator leaving they arranged getting a proposal from an arborist to remove dead branches from the tree by the parking lot in which caught on fire due to a camper that caught on fire.

10.0 MINUTES OF THE PREVIOUS MEETING

10.1 Disposition Of Executive Hearing Session Minutes # 1565 On March 15, 2018 – This was an executive session with ten (10) hearings, three (3) disputes, address personnel matters, and collection matter.

10.2 Approval Of Executive Hearing Session Minutes # 1565 On March 15, 2018 – Director Robinson made motion to accept Executive Hearing Session Minutes #1565, Director Clowser second, all were in favor.

10.3 Approval Of Board Meeting Minutes # 1566 On March 15, 2018 – Director Robinson made motion to approve Board Meeting Minutes #1566, Director Clowser second, all were in favor.

10.4 Disposition Of Executive Session Minutes # 1567 On April 5, 2018 – This was an executive session to discuss collection matter and contracts with third party vendors.

10.5 Approval Of Executive Session Minutes # 1567 On April 5, 2018 - Director Chung made motion to approve Executive Session Minutes #1567, Director Clowser second, all were in favor.

10.6 Approval Of Work Session Minutes # 1568 On April 5, 2018 – Director Robinson made motion to accept Work Session Minutes #1568, Director Chung second, all were in favor.

11.0 ADJOURNMENT - Meeting was adjourned at 9:10PM.

Respectfully Submitted,

Emanuel M.S. Robinson, Secretary/Treasurer

Recorded & Transcribed by: Mai Vue, Operations Manager

Reviewed by: President, Diane Wydler

Date: 04-19-2018