

SAN LORENZO VILLAGE HOMES ASSOCIATION



MEETING NO. 1587 REGULAR BOARD MEETING MINUTES

1.0 **CALL TO ORDER** – President Diane Wydler called meeting to order on Thursday, August 16, 2018 at 7:35pm.

1.1 **SALUTE TO THE FLAG** - President Diane Wydler lead the members in the pledge of allegiance

1.2 **ROLL CALL** : Directors that were present: President Diane Wydler, Vice President Kathie Ready, Secretary/Treasurer Emanuel M.S. Robinson, and John Chung. Director excused: Michelle Clowser. Staff that were present: Administrator Debi Powers and Operations Manager Mai Vue.

1.3 **SIGN – IN SHEET**: Director Wydler reminded members to sign-in at the back table.

2.0 **PUBLIC COMMENTS - Items not on the Agenda**

A member commented that the Alameda County Library is inviting the community to join in Community Conversations to guide the Library's future. The Community Conversations series will be an interactive forum to learn about issues that matter most to the community. Flyers with dates and times will be available at the library and on the Alameda County Library home page.

A member made a comment about their concerns on the safety of having trees in the community.

A member posed 3 questions. 1. Is it permissible to wash cars. President Wydler responded yes. 2. Can Keller have a dead end street sign installed? President Wydler stated that would be a county responsibility. She will make note of the comment for Officer Swalwell. 3. The weeds that are along the back of the units by the railroad tracks, is this a fire hazard. Yvonne Grundy of Code Enforcement informed the owner that the area is maintained by the Railroads, she contacts them every couple of weeks asking for them to trim the area.

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

3.1 CHP - Officer Walters reported that they will start doing school zoning enforcements sometime in September. The enforcement will all be school related: School Zoning Enforcement, School Bus Enforcement, and Pedestrian Enforcement. The Officer also explained that when School Busses are equipped with a stop sign that extends out with flashing red lights. When school buses stop on the right hand shoulder and it extends out the stop sign, it means you need to stop. In San Lorenzo it's both sides of the street that vehicles are required to stop until the stop signs are pulled back in.

3.2 Sheriff's Department - Sargent Schuller reported that the trend of theft lately is around coffee shops like Starbucks where laptops and iPhones are being stolen. Deputy stated that everyone should stay vigilant and to not leave any valuable items left unattended and to report any suspicious activities. Handouts for the reported crime stats for July in San Lorenzo were made available. It was noted that there was an increase in vehicles being towed.

3.3 Supervisor Wilma Chan – not present.

3.4 Zoning Enforcement – Reported an update on the homes that were red tag from the marijuana operation. Two homes obtained building permits and have brought their homes into compliance already; one property currently was badly damaged and needed an investigation building permit. The building inspector went in and gave the homeowner a detailed list on what needs to be corrected, in which permits have been pulled a few days ago for those items and is currently in the works to bring the home into compliance.

3.5 Alameda County Community Development Agency Planning Department (*speaker - Elizabeth McEllitgott @8:00pm*) Came to speak on consideration of issues regarding County Ordinances for cannabis manufactures, testing laboratories, and micro-businesses. The Board Transportation/Planning Committee directed its staff to obtain inputs from residents of the unincorporated communities regarding whether cannabis manufacturers, testing laboratories, or micro-businesses should be allowed in the unincorporated area, and if so, where it should be allowed. Per speaker, Supervisor Chan has expressed clearly that San Lorenzo Community is not interested in having these types of business in the Community and highly oppose of it.

Comments: Three members of the audience made comments, two against allowing these types of businesses, one in favor of having lab testing facilities only. It was noted that a detailed line item in the agenda

regarding this discussion was missing. It was requested that this item be continued at the September meeting for a vote from the board on County Ordinances for cannabis manufactures, testing laboratories, and micro-businesses on the official stance of SLVHA.

4.0 OTHER BUSINESS

4.1 House of the Month – Winner of House of the Month is 139 Via Bolsa.

4.2 Front Yard Policy Amendment - 30 day waiting period for comments has now started. Amendment will be voted on at the October 18, 2018 meeting.

5.0 LIENS AND VIOLATION REPORT (motion may be required)

No liens were released last month. 303 Violation letters mailed last month: Yard Maintenance 80, Plans Required/Needed 79, Building Maintenance 28, Multiple Violations 22, Unpaved parking 20, Holiday lights 19, Items in yard 15, Inoperative/stored vehicles 14, Other Miscellaneous violations 26. Director Ready made motion to accept violation lien's and violation report, Director Chung second, all were in favor.

6.0 FINANCIAL REPORT (motion required)

6.1 Approval of July 2018 Expenditures – Director Ready made motion to accept financial report, Director Chung second, all were in favor.

7.0 COMMITTEE REPORTS

7.1 Community Events Committee – Halloween Parade is the next event, permits have been requested.

7.2 Architectural Committee update – Reported there is a member that is interested in joining the committee and will reach out to the member.

8.0 ADMINISTRATOR'S REPORT

8.1 Operations – Fire Station Roof : remaining roof area is scheduled to be completed on 8-18-18.

SLVHA 2018 Assessments: Currently we have 5733 residents. 5454 residents paid their 2018 assessments as of July 31, 2018. 279 accounts are still delinquent.

8.2 Alterra Collections – Total Amount Collected by Alterra Collections Company as of 08-02-18 is \$112,667.72

Bid walks for weekly landscape services have been performed with two landscape companies, one bid received.

9.0 BOARD REPORTS

Director Wydler: Requested letter on 1951 garage variance setback was reviewed and deemed ready to be sent out. Director Robinson noted that he will have a scope of work for the Hall Renovation at the September Board Work Session

10.0 MINUTES OF THE PREVIOUS MEETING

10.1 Disposition Of Executive Hearing Session Minutes # 1580 on July 19, 2018 - This was an executive meeting to review a 2nd story architectural application, address 2 appeals, 19 hearings, review a Fancier's Permit, discussed collection matters, and personnel matters.

10.2 Approval Of Executive Hearing Session Minutes # 1580 on July 19, 2018 - Director Ready made motion to approve Executive Hearing Session Minutes # 1580 on July 19, 2018 with the correction as stated by Director Wydler, Director Chung second the motion, all were in favor.

10.3 Approval Of Board Meeting Minutes # 1581 on July 19, 2018 – Director Ready made motion to approve Board Meeting Minutes # 1581 on July 19, 2018, Director Robinson second the motion, all were in favor.

10.4 Disposition Of Executive Session Minutes #1584 on July 27, 2018 – This meeting was called to discuss personnel matters.

10.5 Approval Of Executive Session Minutes #1584 on July 27, 2018 –Director Chung made motion to approve Executive Session Minutes #1584 on July 27, 2018, Director Ready second the motion, all were in favor.

10.6 Approval Of Work Session Minutes # 1585 on August 2, 2018 – Director Ready made motion to approve Work Session Minutes # 1585 on August 2, 2018, Director Chung second the motion, all were in favor.

11.0 ADJOURNMENT – Meeting was adjourned at 8:50 pm.

Dated: 08-16-2018

Respectfully Submitted By:

Emanuel M.S. Robinson, Secretary/Treasurer

Recorded and Transcribed by: Administrator Debi Powers & Operations Manager Mai Vue

Reviewed By: Diane Wydler, President

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