

# San Lorenzo Village Homes Association

## Meeting No. 1588

### Work Session Minutes



1.0 **Meeting Call To Order:** President Diane Wydler called the meeting to order on Thursday, September 6, 2018 at 6:04 PM.

1.1 Roll Call: All Board Members were present: President Diane Wydler, Vice President Kathie Ready, Secretary/Treasurer Emanuel M.S. Robinson, Michelle Clowser, and John Chung. Staff that were present: Administrator Debi Powers & Operations Manager Mai Vue.

#### 2.0 **Public Comments:**

A member inquired about a house on Via Arriba and Via Poudre that is unsightly and wanted to know if the association is aware of the issue and what is being done. Member was informed that the Association is addressing through the process.

A member made a comment that a prior board member was working with the county on the trees to be trimmed. The Board explained that the cost to the association to begin tree trimming is cost prohibitive. Resident informed that the association can revisit the cost for tree trimming.

#### 3.0 **Update from Administrator:**

3.1 2018 Assessments – 5,533 residents have paid their 2018 assessments as of August 31, 2018. 229 accounts are still delinquent.

3.2 Alterra Collections: Total collected by Alterra Collections Company as of 09-05-18 is \$115,271.36

Assessments	\$43,929.75
Late Fees	\$3,810.00
Interest	\$15,082.93
Collection Fees	\$52,448.68

Total \$115,271.36

3.3 At a Glance Financials:

BOW Checking Account had \$31,588.80

BOW Savings Account had \$38,645.49

Mutual of Omaha Bank Checking had \$139,064.05

Mutual of Omaha Bank Savings had \$100,265.42

**Total of seven (7) Mutual Omaha Operating Accounts CDARS = \$676,052.57**

3.4 Firehouse Roof Replacement: Bostock & Williams outstanding roof area was completed on 08-20-18

3.5 Landscaping: Proposals received from Allied Maintenance and Loral Landscaping. Pending receipt of one more proposal.

3.6 Street Sweeper: Registration has been paid and a 30 day permit obtained until the vehicle can be inspected by the CHP and final paperwork submitted to DMV. Vehicle inspection is scheduled for September 11<sup>th</sup> with the CHP.

3.7 Security Update: Security Audit/Suggestions walkthrough with Deputies Swalwell and Delgado performed 9-4-18. Report forthcoming from the Deputies.

3.8 VMS: The VMS System was down for 3 days. VMS said that the problem was on our server. Tim came out to troubleshoot, he did not find anything wrong with our system, VMS found the problem to be on their SQL Server. Once we have received Tim's bill, if there are any changes incurred, a refund from VMS will be sought.

3.9 AirBNB: A home is advertising for a room on AirBNB. A letter was sent to the owner informing them that they are not allowed to operate a business out of their home per the CC&R's. The owner was also informed in person. A request has been sent to Tinnelly Law requesting a quote for drafting formal policy on AirBNB.

#### 4.0 **Village Briefs – Volume 4 September/October 2018:**

4.1 House of the Month – 17249 Via Corona

Content Overview: Board reviewed content with following additions:

- Save the date for upcoming Halloween Event and family costume prize
- No Parking on lawns to be on the cover. Visual picture to be included.
- Demmons Project
- Street Scape update Add link to streetscape on SLVHA website.

#### 5.0 **Financial Reports – August 31, 2018 not available**

#### 6.0 **CEC Events (updates)**

7.1 Halloween: Director Clowser reported that sponsorship letters are in the process of going out. The Chamber is providing food and a stage. BOD of Education is doing a craft event. Half of the hall will be a haunted house, the other half food, games will be set up in the parking lot, and the Fire Department will lead the parade. Event is teal pumpkin, vendors have been asked to bring peanut free candy. New family costume prize is added for this year. The permits for the event have been obtained.

#### 7.0 **Discussion Items:**

7.1 June 30 Year End Audit: Audit was reviewed, all is in order, no discrepancies found, needs to be signed. Will be signed at regular meeting.

7.2 Hall and Bathroom Remodel: general idea of what is anticipated for renovation, scope of work, potential schedule of work, preliminary ideas on decor. Rental Policy will need to be reviewed in conjunction of scope of work.

7.3 Fence Policy and County Fence Policy: further review required

7.4 Village Green /Demmons Project: Developer is requesting to purchase the lot where Mervyn's was located, to put in mixed use (163 residential, roughly 12000 square feet of retail). Board to further discuss this at the regular meeting on October 18, 2018.

#### 8.0 **Continuing Business:**

8.1 CC&R's Enforcement and Fine Policy: Current process is to inspect for violation, send out a violation letter, re-inspect for corrections, if there are not any improvements a hearing is requested. Potentially change the hearing process to an all inclusive style similar to traffic court. Opinion letter from Tinnelly Law is to be requested.

8.2 Architectural Committee: no action at this time

8.3 A comment on the Front Yard Policy was read: owner is against adding a requirement to have a tree planted.

9.0 Future Agenda Items

9.1 Board Member would like to discuss a time limit on work session to two hours.

9.2 Security Report

9.3 Landscaping

9.4 Driveway to parking lot need to have the utility company address the cracks

10.0 **Adjournment** – Meeting was adjourned at 8:25pm

**Respectfully Submitted,**

Emanuel MS. Robinson, Secretary

**Recorded and Transcribed by:** Administrator Debi Powers

**Reviewed by:** Diane Wydler, Board President

Final