

San Lorenzo Village Homes Association

Meeting No. 1607 Work Session Minutes Thursday, February 7, 2019



1.0 Meeting Call To Order: President Diane Wydler called the meeting to order on Thursday, February 7, 2019 at 6:00 PM.

1.1 Roll Call: Board Members that were present: President Diane Wydler, Secretary/Treasurer Emanuel M.S. Robinson, Director Michelle Clowser and Director John Chung. Board Members that were excused: Vice President Kathie Ready. Staff that was present: Administrator Debi Powers.

2.0 Public Comments:

3.0 Update from Administrator:

2018 Assessments: 5,570 residents paid their 2018 assessments as of December 31, 2018. 197 accounts are still delinquent.

2019 Assessments 4494 residents have paid their 2019 assessments, 1273 accounts are still unpaid. .

Office visits for the month of January: 275

Demands processed for the month of January: 15

Draft Budget has been populated with monthly expenses through 12-31-18

Loral Landscaping walk through with John and staff is scheduled for 2-4-19.

The updated Reserve Study update has been received.

We have transitioned all escrow/demand requests to paperless.

Three proposals to replace the water heater have been obtained along with information on transitioning to a tankless heater.

Collection Policy has been edited for review.

4.0 Financial Reports: January 31, 2019 (not available)

5.0 CEC Events (Update): Earth Day will be Saturday, April 20, 2019. Theme will be “use less plastic”. Sponsorship letters have been sent out, announcement flyer will be sent out later in the month once all sponsors have been confirmed. Town clean up will be from 8:30 a.m. to 10:30 a.m., then there will be a mini festival, raffles and BBQ.

6.0 Discussion Items:

6.1 Public Works Street Scape Plan: David Lau, James Chu and Tammy from the Public Works gave an update on the street scape project:

Phase 1: PG&E will start doing the underground work in March of this year, each side of the street will have one lane closed as the work is being done, effected residents and business owners will receive prior communication on work to be performed, driveways will not be blocked off. Duration of phase should be about 4-8 months.

Phase 2: Street Scape will begin once all of the work has been completed by PG&E. Sidewalks will be wider, a bike lane with a buffer will be installed. Trees and plants will be the last to go in. The trees will be put in where they can be accommodated. Owners will have the opportunity to have a street tree installed in the county right of way, that they (the owner of the property) will be responsible for maintaining.

Questions asked:

Will the high voltage lines currently in the medians be moved underground? No, the high voltage will stay above ground, the poles will stay the same with no additional cosmetic work done.

Can the San Lorenzo sign be put back up and state San Lorenzo Village? Signage will stay as the master plan, but will attempt to have the signs include San Lorenzo Village.

Will plate readers be installed? Plate readers are under the purview of the CHP and Sherriff's Office. James will reach out to the Sherriff's Office for clarification.

6.2 Reserve Study: The reserve study was reviewed. It was noted that the phone system was updated in 2018. The board requests for funding to drop to !00% instead of 107% and a new reserve contribution amount be obtained.

6.3 2019/2020 Draft Budget: The Board requests the updated year to date expenditures and draft budget numbers to be provided at the March work session.

6.4 Request for notice to homeowners regarding the tree policy and PG&E: Administrator reported that the current project manager for PG&E has been contacting the association with tree trimming and tree removal requests (1 tree removal request has been received to have a palm tree removed as they cannot be trimmed properly).

6.5 Request for community bulletin board: A request by a board member was received for a bulletin board to be placed in the lobby of the hall to allow for people to post flyers on. The general discussion was that the board would end up looking messy, items that were inappropriate could be posted, the board would need to be monitor and that people renting the hall might not want to have a community bulletin board in the lobby when they are renting it for an event. A suggestion to add another glassed bulletin board on the front of the building was discussed.

7.0 Continuing Business:

7.1 Hall and Bathroom Remodel: Tabled till March Work Session Meeting

7.2 Architectural Committee: More plans are being submitted and consultations are being done with requesters.

7.3 Ad-HOC Committee on policy review: Collection Policy was revised and will be presented to the board at the next regular board meeting.

7.4 By-Laws Review: Edited by-laws were given for review and will be presented to the board at the next regular board meeting.

8.0 Future Agenda Items:

Annual Meeting

9.0 Adjournment – Meeting was adjourned at 7:49 pm

Respectfully Submitted,

Emanuel MS. Robinson, Secretary

Recorded and Transcribed by: Administrator Debi Powers

Reviewed by: Diane Wydler, Board President

APPROVED