

San Lorenzo Village Homes Association

Meeting No. 1611
Work Session Minutes
Thursday, March 7, 2019
377 Paseo Grande, San Lorenzo



1.0 Meeting Call To Order: President Kathie Ready called the meeting to order on Thursday, March 7, 2019 at 6:00 PM.

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

2.0 Public Comments:

3.0 Update from Administrator:

Currently we have 5767 residents. 5194 residents paid their 2019 assessments as of February 28, 2019. 573 accounts are still unpaid.

1. Total Amount Collected by Alterra Collections Company by 2-28-19 is \$151,219.74

Assessments \$50,770.83

Late Fees \$5,042.00

Interest \$20,319.52

Collection Fees \$75,087.39

Total \$151,219.74

2. Office visits for the month of February: 56

3. Demands processed for the month of February: 10

4. Hall Kitchen Health Inspection was conducted 2-26-19 – Passed – two minor corrections needed – venting above the stove was loose – John tightened the vent. The pipe under the food sink was missing: John reattached the pipe.

5. Reorganization of the office is coming along nicely.

6. The sweeper is schedule to get new tires.

7. Second Round of late letters are being sent out

8. Late fee waiver letters were sent out.

4.0 Financial Reports: February 28, 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 Digital Outdoor Billboard Presentation by Eileen Dalton, Director of Economic & Civic Development Department for Alameda County Community Development Agency and representatives from Clear Channel regarding the Project Referral PLN2017-00248: To allow

a Clear Channel digital outdoor advertising billboard, two sided with 14' x 48' signs atop a 45' support pole for 59' total height, in conjunction with the removal of 10 billboard side faces at 7 locations, located at 15740 Hesperian Blvd (San Lorenzo, east side, 400 feet east of Grant Ave.2.: Eileen Dalton presented an overview of the 2006 Billboard Replacement Program that is reducing the number of billboards in the urban & unincorporated areas. Digital billboard can help reduce the number of billboards, and be used for community announcements, and there will be revenue share with the County and land owner. The digital proposal will go before the Planning Commission and then the Board of Supervisors. It is being requested that the monies that are being received for the billboard be funneled back into the community. The Board requested that the pole identifier state San Lorenzo Village, that the landscaping that was removed by the current leaser be restored. The Board brought up the impact that residents on Peach Street would have and requested that the residents be contacted to see if they would like to have trees planted that would help to block the billboard. The Board also requested that the pole of the billboard be kept in the same theme (Art Deco) of the street scape that is being planned .

6.2 2019/2020 Draft Budget: The Board requests the updated year to date expenditures and budget numbers to be provided at the March 21st Board Meeting.

6.3 Reorganization of Meetings: Alternating Work Session Meetings and Hearing Meetings was discussed. The Board would like to have more Hearing Sessions so that violations may be closed out. Each Hearing Session should have at minimum 20 Hearings.

7.0 Continuing Business:

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

7.2 Architectural Committee:

7.3 Ad-HOC Committee on policy review: Collection Policy and By-Laws are being sent to legal counsel for final review

8.0 Future Agenda Items:

8.1 Goals for the year

8.1.1 Hall Modifications

8.1.2 Bathroom Remodel

8.1.3 Bill Board Sign

8.1.4 Landscaping

8.2 Village Briefs

8.2.1 Village Briefs need to be sent to the board for final review prior to going to print

8.2.2 The next edition should include the tree hanger

8.2.3 The next edition should include a message regarding holiday lights that are still up

8.3 Redesigning the Logo for San Lorenzo Village Homes

9.0 Adjournment – Meeting was adjourned at 7:57 pm

Respectfully Submitted,

Emanuel MS. Robinson, Secretary

Transcribed by: Administrator Debi Powers

Reviewed by: Diane Wydler, Vice President