

SAN LORENZO VILLAGE HOMES ASSOCIATION



**MEETING NO. 1618
REGULAR BOARD MEETING MINUTES
Thursday, April 18, 2019
377 Paseo Grande, San Lorenzo**

1.0 CALL TO ORDER - President Kathie Ready called the meeting to order on Thursday, April 18, 2019 at 7:38 pm.

1.2 ROLL CALL - Board Members present: President Kathie Ready, Vice-President Diane Wydler, Secretary/Treasurer Emanuel M.S. Robinson, Director Michelle Clowser and Director John Chung. Board Members Excused: None. Staff Present: Administrator Debi Powers.

1.3 SIGN – IN SHEET - President Ready reminded all members who were present to sign-in at the back table.

2.0 PUBLIC COMMENTS - Items not on the Agenda

Items discussed included:

Upcoming events for the San Lorenzo Library

Tours offered at Oro Loma Sanitary District

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

3.1 California Highway Patrol Office: Not present

3.2 Sheriff's Office: Deputy Tilly gave a brief report

3.3 Supervisor Chan's Office: Jared Savas shared upcoming county meetings, planning meetings and Eden Mac

3.4 Zoning Enforcement: a report was available

4.0 OTHER BUSINESS (motion may be required)

4.1 By Laws Revision: The Board was presented with the By Laws that had been revised and edited by Tinnelly Law Group (revisions consisted of removing section 6.2 Work Sessions, formatting changes and updates to civil codes that are referenced in the document). A motion was made to approve the By Laws to be included in the May/June edition of the Village Briefs to allow for the 30 day comment period to then be adopted at the regularly scheduled Board Meeting in July, it was seconded, the Board voted all in favor. The motion passed.

4.2 Collection Policy Revision: The Board was presented with the revised Collection Policy (revisions consisted of formatting changes and updates to the civil codes that are referenced in the document). A motion was made to accept the Collection Policy, it was seconded, the Board voted all in favor. The motion passed.

4.3 Budget Summary: The Board was presented with a summary of the rules and policies to be included in the budget mailing as part of the annual disclosure. A motion was made to approve the summary with a few minor edits from Vice President Wydler, the edited policy is to be reviewed at the May Work Session Meeting, it was seconded, the Board voted all in favor. The motion passed.

5.0 LIENS AND VIOLATION REPORT (motion may be required)

1 lien was released last month. 474 Violation Notices that were mailed: 284 Yard Maintenance, 157 Plans Required, 48 Items/Clutter, 96 Building Maintenance, 99 Inoperative/Stored Vehicles, 74 Multiple Violations, 25 Running a Business out of the Home, 9 Excessive Noise/Nuisance, 27 Holiday Lights and 44 Miscellaneous Violations (e.g. *complaints of loud noise, dog barking, items in yard, etc.*), 407 violations were closed. A motion was made to accept the liens and violation report, it was seconded, the Board voted all in favor. The motion passed.

6.0 FINANCIAL REPORT (motion required)

6.1 Approval of March 2019 Expenditures: A motion was made to accept the March 2019 Expenditures, it was seconded, the Board voted all in favor. The motion passed.

7.0 COMMITTEE REPORTS

7.1 Community Events: Director Clowser gave an update on Earth Day 2019

7.2 Architectural Control Committee: No report given

8.0 ADMINISTRATOR'S REPORT(motion may be required)

- 5350 residents paid their 2019 assessments as of March 28, 2019. 417 accounts are still unpaid.
- Office visits for the month of February : 61
- Demands processed for the month of February: 17
- The Bohannon Room roof and gutter were inspected by Ben's Roofing. Their initial findings for the source of water intrusion: the scupper and downspout were clogged as well as debris over the screen of the gutters. They also recommend resealing the flashing that is lifting up on the exterior stucco curb along the base of the exterior of the building. They will be submitting a proposal for resealing. – A proposal was received for cleaning the roof and clearing the down spout – since the initial inspection and the clearing of the scupper, the system has been working. Bids will be obtained for sealing the flashing around the foundation
- A walk- through of the hall and Bohannon Room was conducted with Frank
- Frank reattached the baseboards in the Bohannon Room and did some touchup painting.
- Hall Spring Cleaning: Frank and John did touchup painting in the hall, removed the blinds from the windows as well as washing the windows.
- Proposal from Loral Landscaping to enhance the current drought tolerant landscaping has been requested. . A proposal to incorporate white roses into the existing lawn border on a quarterly basis has been requested. A walkthrough is scheduled with Loral for Thursday 4-18-19.
- At the Work Session, the Board requested clarification on section 3.1 of the Bylaws regarding the number of votes that is allotted. Tinnelly responded; "each lot is allocated 2 votes to be cast by its owner. If a single lot is owned by multiple people, that does not change the number of votes allocated to that lot. It's always 2. This is what is meant by the last sentence of the language that you cited

"...When more than one (1) Person owns an interest in a single Lot, any votes cast by a single Member shall be deemed the **authorized votes** for that Lot."

"the authorized votes" is tantamount to saying "the 2 total votes." that the number of votes, 2, is tied to the lot, not the number of owners of said lot.
- Kirsten has accepted the offer to come on full-time. She will begin working 4 days a week starting in April and then 5 days a week starting in May.

9.0 BOARD REPORTS: No other report from Board.

10.0 MINUTES OF THE PREVIOUS MEETING:

10.1 Disposition of Executive Hearing Session Minutes # 1604 on January 17, 2019

10.2 Approval of Executive Hearing Session Minutes # 1604 on January 17, 2019. A Motion was made to approve the Executive Hearing Session Minutes # 1604 on January 17, 2019 , it was seconded, the Board voted all in favor. The motion passed.

10.3 Disposition of Executive Hearing Session Minutes # 1608 on February 21, 2019

10.4 Approval of Executive Hearing Session Minutes # 1608 on February 21, 2019. A Motion was made to approve the Executive Hearing Session Minutes # 1608 on February 21, 2019, it was seconded, the Board voted all in favor. The motion passed.

10.5 Disposition of Executive Hearing Session Minutes # 1612 on March 21, 2019

10.6 Approval of Executive Hearing Session Minutes # 1612 on March 21, 2019. A Motion was made to approve the Executive Hearing Session Minutes # 1612 on March 21, 2019 , it was seconded, the Board voted all in favor. The motion passed.

10.7 Disposition of Executive Session Minutes # 1613 on March 21, 2019

10.8 Approval of Executive Session Minutes # 1613 on March 21, 2019. A Motion was made to approve the Executive Session Minutes # 1613 on March 21, 2019 , it was seconded, the Board voted all in favor. The motion passed.

10.9 Approval of Regular Board Meeting Minutes #1614 on March 21, 2019. A Motion was made to approve the Regular Board Meeting Minutes # 1614 on F March 21, 2019 , it was seconded, the Board voted all in favor. The motion passed.

10.10 Approval of Work Session Meeting Minutes # 1615 on April 4, 2019. A Motion was made to approve the Work Session Minutes # 1615 on April 4, 2019 , it was seconded, the Board voted all in favor. The motion passed.

11.0 ADJOURNMENT – Meeting was adjourned at 8:54 pm.

Respectfully submitted by:

Emanuel M.S. Robinson, Secretary/Treasurer

Recorded and Transcribed by: Debi Powers, Administrator

Reviewed by: Diane Wydler, Vice President