

San Lorenzo Village Homes Association

Meeting No. 1623
Work Session Minutes
Thursday, June 6, 2019
377 Paseo Grande, San Lorenzo



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

1.1 Roll Call: Board Members that were present: Vice President Diane Wydler, Director Michelle Clowser and Director John Chung. Present via phone: Secretary/Treasurer Emanuel M.S. Robinson Board Members that were excused: None. Staff that was present: Administrator Debi Powers.

2.0 Public Comments:

A comment was made on the upcoming Village Green Update that is being presented by Demon Partners.

Home of the Month pictures were asked to be clearer images.

3.0 Update from Administrator:

Office visits for the month of May: 86

Demands processed for the month of May: 19

- AB 670 – amended letter from Emanuel was sent to Assemblymembers Friedman and Quirk, Senator Wieckowski and Governor Newsom. Plans to attend the Wieckowski’s office hours on Wednesday, June 5.
- 2017 Business Property Statement / County Assessor / County Tax Collector: A notice of Enrollment of Escape Assessment was received for the 2016 tax year. Tax bill should be received in July of 2019. The estimated amount owed for the 2019 year is under \$5,000.
- Allianz 3000 Sweeper: inquiries were sent to Ritchie Bros, an auction house for machinery and equipment: Preliminary inquiry results: 2010 Allianz Johnston 3000 street sweeper, the value range is likely between \$18,000 and \$22,000 if the repairs needed are relatively easy. If, however, it does not run or they aren’t able to determine the exact nature of the issue, likely that value range will slip under \$10,000 because customers will assume that they’ll need to re-do the engine. So, if we can determine the exact nature of the issue, as well as hours/miles, we can better assess a true value.

A commission rate would likely be 15%, and the full inspection would be \$665.

Local rep, Andy Betts, figured that a 2010 would still have a few years of use left for a customer within the California emissions regulations, so customers would be interested, again, providing we know the nature of the issue to be repaired.

If we moved forward with an IronPlanet Weekly auction, we’d leave about four weeks from the time the contract is signed until the sale date. That allows time for the inspection and sufficient advertising, and it would sell in a weekly Thursday sale after those four weeks. A starting price somewhere in the 40-60% of the expected value would be chosen by IronPlanet. After the sale,

commission comes off the top and the remainder is paid out to the HOA. The buyer is responsible for pickup of the item.

- Property Insurance Renewal quotes are being sought for the July renewal.
- Server Backup: There was a problem with the server backup being corrupted and not running. We have upgraded the physical server backup and have purchased space on a cloud server, the contract for the cloud server is \$6 a month or \$106 for two years. I purchased the agreement for two years as there is a discount.
- A tire on the sweeper went flat. It was repaired on June 3.
- CC&R's for Tract 691. Section IV 2 (b) designating 16 lots on Via Arriba as multiple family building lots.

2. Types of Buildings.

(a) Except as expressly provided in subparagraph (b) of this paragraph 2, no buildings, other than a detached single family² dwelling house and appurtenant outhouses, including garages for private use, shall be erected, constructed or maintained on said property, nor shall any building constructed or erected on said property be used for any purpose other than a private dwelling house or appurtenant outhouse, including garage for private use.

(b) Lot 58 in Block 5; Lots 1 to 6, both inclusive, in Block 7; and Lots 7 to 15, both inclusive, in Block 8, of "Tract No. 691", as said lots are delineated and set forth on said map entitled, "Tract No. 691", are hereby designated as multiple family building lots, and in addition to the type of structures that are permitted under the provisions of subparagraph (a) of this paragraph 2, there may be erected, constructed and maintained on each lot particularly described in this subparagraph (b) a duplex, double house or multiple family structure and appurtenant outhouses, including garages, for use of the occupants of the dwelling structure thereupon.

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

5.0 CEC Events (Update): Halloween 2019 will be held outdoors as the hall will have just been remodeled. Permits for the parade have been obtained.

6.0 Discussion Items:

6.1 PLN2017-00252 740 Bockman Rd Project Plan: The Board Reviewed the newly submitted plan that showed the addition of trees, sidewalks, a historical plaque, and landscaping along the sidewalk.

6.2 Little League Request for Informal "Decline in Market Value" Reassessment: The Board discussed the reassessment application. The Board requested confirmation of the zoning of the property. Administrator to obtain zoning information.

6.3 Review of Variance Request for an RV: The Board reviewed the request from an owner to have her an RV parked in her driveway for 4 weeks.

6.4 CAI NorCal Legal Forum: The Board was informed of the Legal Forum that will be held in September to inform Boards of laws that will be in effect in the upcoming year.

7.0 Continuing Business:

7.1 Hall and Bathroom Remodel: Director Robinson provided samples of materials to be used in the remodel.

8.0 Future Agenda Items:

8.1 Goals for the year – to be a continuing item with the goals listed out.

9.0 Adjournment – Meeting was adjourned at 7:23 pm

Respectfully Submitted,

Emanuel MS. Robinson, Secretary

Transcribed by: Administrator Debi Powers

Reviewed by: Diane Wydler, Vice President