

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO. 1655
REGULAR BOARD MEETING MINUTES
Thursday, January 16, 2020 @ 7:35pm



377 Paseo Grande, San Lorenzo

- 1.0 CALL TO ORDER - President Kathie Ready called the meeting to order on Thursday, January 16, 2020 at 7:35 pm.
 - 1.1 SALUTE TO THE FLAG:
 - 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 and Operations Manager Mai Vue .
 - 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:

A report of upcoming events was given from the San Lorenzo Village Library. Rachel Osajima, Director of Alameda County Arts Commission, gave an overview of the Public Art Process for the Street Corridor Project on Hesperian Boulevard and noted that the art work to be used is still up for review and comments at the San Lorenzo Library until January 26, 2020.

A member encouraged residents to attend the newly formed EMAC meetings.
- 3.0 COMMENTS FROM PUBLIC AGENCIES (7:40 p.m.):
 - 3.1 California Highway Patrol Office: Officer Walters gave a report
 - 3.2 Sheriff's Office: Deputy Swalwell gave a report
 - 3.3 Supervisor Chan's Office: Jared Savas shared upcoming county meetings, planning meetings and events.
 - 3.4 Zoning Enforcement: a report was given and available
- 4.0 OTHER BUSINESS (motion may be required):
 - 4.1 Home of the Month Presentation 15954 Via Cordoba: Home of the Month was awarded to 15954 Via Cordoba, the owners were not in attendance.
 - 4.2 Appointment of Levy, Erlanger and Company as the 2019/2020 Auditor. A motion was made to appoint Levy, Erlanger and Company as the 2019/2020 Auditor. The motion was seconded. The Board voted. The motion passed.
- 5.0 LIENS AND VIOLATION REPORT (motion may be required):

0 liens were released last month. 673 Violation Notices were mailed: 104 Yard Maintenance, 293 Plans Required, 56 Building Maintenance, 43 Inoperative/Stored Vehicles, 31 Unpaved Parking, 65 Multiple Violations, 81 violations were closed. A motion was made to accept the liens and violation report. It was seconded. The Board voted. The motion passed.
- 6.0 FINANCIAL REPORT (motion required):
 - 6.1 Approval of the 4th Quarter Expenditures: A motion was made to approve the 4th Quarter Expenditures. The motion was seconded. The Board voted. The motion passed.
 - 6.2 Approval of the 1st Quarter Expenditures. A motion was made to table the approval of the 1st Quarter Expenditures. The motion was seconded. The Board voted. The motion passed.
 - 6.3 Approval of November 30, 2019 Financials: A motion was made to approve the November 30, 2019 Financials. The motion was seconded. The Board voted. The motion passed.
 - 6.4 Approval of the December 31, 2019 Financials: A motion was made to approve the December 31, 2019 Financials. The motion was seconded. The Board voted. The motion passed. The Board requested that financials be sent to the Board as they become available.

7.0 COMMITTEE REPORTS

7.1 Community Events: Director Clowser gave an update on the 2020 Lunar New Year Celebration, the 2020 Earth Day Celebration and Science Faire.

8.0 ADMINISTRATOR'S REPORT(motion may be required):

SLVHA 2020 Assessments:

Currently we have 5767 residents.

2020 Assessments: 2371 residents paid their 2020 assessments as of December 31, 2019. 3396 accounts are still unpaid.

2019 Assessments: 208 are still unpaid.

Alterra Collections:

Total Amount Collected by Alterra Collections Company by 12-31-19 is \$177,394.84

Office visits for the month of December: 173

Demands processed for the month of December: 15

- Board Training: Tinnelly Law Group has been asked to provide dates in March for the free Board Training/Legal Hour.
- Allianz/ Johnston 3000 Sweeper (older sweeper): Has been picked up and is currently being worked on and should be returned the latter part of January.
- Tree planting ceremony to commemorate the 75th Anniversary celebration. Due to the increase in cost to have the planting done on a weekend, the tree planting is being scheduled for during the week. Loral will be supplying tentative dates.
- 75th Anniversary Tree Planting Program. Attached to the report is a draft communication informing owners of the tree planting program
- Logo: Attached to the managers report are the samples of letterhead that has been created. Once approved, we will begin transitioning all correspondence (VMS letters, Envelopes, Business Cards) .
- Village Green- Terry Demmon: A follow up email was sent to Terry Demmon asking if he was ready to meet with the Board again to discuss the MOU.
- Annual Meeting 2020: The candidate forum was held. Two candidates, were unable to attend due to illness or family reasons. If another candidate forum is going to be held, the League of Women Voters has stated that they are booked up for this month and would not be able to moderate. The ballots have been mailed out. Due to the change in law, drop off ballots are not being accepted at the office. The ballots must be mailed to the Inspectors of Election. A notice has been posted at the office to inform owners after hours and on weekends of the rule.
- Women's Room Bathroom Refresh: is scheduled to begin January 17, 2020. Tile has been ordered. Fixtures, Mirrors and Lights have been obtained. Partitions have been ordered and installation is queued.
- Reserve Study: 3 year physical inspection is being scheduled for January.
- Public Storage Monopine: Attached to the report is a rendering of the proposed changes to the cell monopine tower. To incorporate more "branches" an additional 10 ft. is required. They have also decided to go forward with the recommendation of the London Plane trees to be planted along the Hesperian Corridor.

- HVAC System in the Girl Scout Cabin went out. Lollipop Lane paid for repairs. They were informed that the system needs to be replaced. Proposals are being obtained for the replacement. Reserve Study does not reflect a line item for the HVAC System. * This item is pending future meetings.* This item has been included to be added to the reserve study line items

9.0 BOARD REPORTS:

- Secretary/Treasurer Robinson reported that the Board in conjunction with Supervisor Chan's Office and Alameda County Public Works has secured a grant to plant 75 trees throughout SLVHA in honor of the 75th Anniversary of San Lorenzo Village Homes Association.
- Vice President Wydler reported that a Welcome Packet has been created for new owners and will be hand delivered along with a welcome gift to new owners.

10.0 MINUTES OF THE PREVIOUS MEETING:

10.1 Disposition of Executive Session Minutes #1650 on December 19, 2019: This was a meeting that was held to discuss collection action and legal matters.

10.2 Approval of Executive Session Minutes #1650 on December 19, 2019. A Motion was made to approve the Executive Session #1650 on December 19, 2019. It was seconded. The Board voted. The motion passed.

10.3 Disposition of Executive Session Hearing Minutes #1651 on December 19, 2019. This was an executive hearing of 14 hearings and 8 appeals.

10.4 Approval of Executive Session Hearing Minutes #1651 on December 19, 2019. A Motion was made to approve the Executive Session Hearing Minutes #1651 on December 19, 2019. It was seconded. The Board voted. The motion passed.

10.5 Approval of Regular Board Meeting Minutes #1652 on December 19, 2019. A Motion was made to approve the Regular Board Meeting Minutes #1652 on December 19, 2019 with an edit to show that the meeting was called to order by President Ready. It was seconded. The Board voted. The motion passed.

11.0 ADJOURNMENT – Meeting was adjourned at 9:14 pm.

Respectfully submitted by:

Emanuel M.S. Robinson, Secretary/Treasurer

Recorded and Transcribed by: Debi Powers, Administrator

Reviewed by: Kathie Ready, President