

HOMESTEAD VALLEY COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
October 1, 2013

The meeting was called to order at 7:30 with Board member Al Wuthnow presiding.

ATTENDING: Penny Alexandris, Jon Alper, Bob Carreras, James Goddard, Scott Greenstone, Greg Lehman, Al Wuthnow, Les Lizama, and Luis Ottley.

ABSENT: Devi Brown, Kristin Cann, Jim Derich, Terry Nevin, Dana Schmidt, Kevin Sutherland, and Amy Westbrook.

Guest Attendee: Phillip Moyer

DISCUSSION ITEMS:

1. MEETING MINUTES

- 1.1 The minutes from August meeting were reviewed. Les objected to the last sentence of Paragraph 2.3 which reads as follows: "Les was also instructed to calculate the amount of time he has spent on relocation activities and to include this portion of his salary in the amount billed to the County." Other Board members present felt this sentence accurately reflected the discussion held at the August meeting. No action was taken on the minutes because a quorum was not present.

2. TREASURER'S REPORT

- 2.1 Scott reported that net income for the 8-month period ending August 31, 2013, was \$122,655 and total expenses were \$137,120, resulting in a net loss \$14,466. This represents a slightly more favorable result to-date than the \$71,000 annual loss originally forecast by Scott. Scott believes that we will probably end the year with a loss of around \$50,000 and our cash position will be down to \$50,000 at the end of the year. We will not get back to our normal revenue sources until after renovations are completed in 2014.
- 2.2 It was suggested that Les work with Devi and Scott to calculate relocation-related costs for submission to the County.

3. EXECUTIVE DIRECTOR'S REPORT

- 3.1 Les reported that rental income is running, on average, about 63% of 2012 levels.
- 3.2 Pool memberships are ahead of 2012 (98 memberships sold in 2013 compared to 79 memberships in 2012).
- 3.3 MHS fall swim program is underway.
- 3.4 Impromptu Friday night community potlucks have been held on the meadow. This could possibly be turned into a program for 2014.
- 3.5 Les reported that he and Jim Derich have obtained a bid from Bananas at Large for installation of wiring and audio-visual equipment for the Center. To minimize expense, Les said that wiring should be installed before the walls are closed up. It was pointed out that capital improvements to the Center should be coordinated with the Measure A Committee, the County, and the general contractor on the job in order to be paid with Measure A funds (if available).

4. REPORTS FROM OTHER HOMESTEAD VALLEY BOARDS AND COMMITTEES

- 4.1 CSA14 – No report.

- 4.2 MHS Advisory – Luis reported that school is back in session. MHS has relocated its toddler program to a site at 247 Miller Avenue, which will reduce the number of families coming into Homestead to 282. The next MHS Joint Advisory meeting will be held in December.
- 4.3 Land Trust – Phillip Moyer reported that the Land Trust is looking for grants from Fire Safe Marin. Chipper Day has been suspended during the remodel of the Center. There are still issues regarding ongoing long-term maintenance costs for Maverick's house, which is located on Land Trust property. The Land Trust has submitted a letter in opposition to the proposed construction of a parking lot on Panoramic on land owned partly by GGNRA and partly by the County. Phillip also asked that HVCA consider handling the reservation system for Stolte Grove following the same procedures we use for rentals of the Center. Since a quorum was not present, a vote was not taken. This matter will be taken up at the next Board meeting.
- 4.4 Sanitary District – No report.

5. REPORTS FROM HVCA COMMITTEES

- 5.1 Measure A Committee – The Committee will meet with the County on Thursday, October 3, at the Center to discuss progress to date. The work has been going slowly and may not be completed in time for our annual holiday party. Luis stated that MHS has about 100 surplus chairs to sell or donate and asked if the Center could use them. The Measure A committee will look into this. It will depend on whether the chairs can be stacked to fit within the allocated storage space in the remodeled center.
- 5.2 Headlines – No report.
- 5.3 Homestead Village – An October-fest potluck will be held at Stolte Grove on Sunday, October 6.
- 5.4 Safety Committee – No report.
- 5.5 Events – The Halloween party will not be held this year. There is some interest in having the holiday party, but this may not be possible if the renovation is not completed in time. Terry Nevin and Barbara Derich have expressed an interest in working on the holiday party (if one is held), provided another Board member agrees to chair the event. The annual meeting is typically held on the third weekend of January. It was suggested that the grand opening of the Center and the annual meeting be held on the same day, with the grand opening activities to be held in the afternoon followed by the annual meeting in the early evening.

6. OLD BUSINESS - None

7. NEW BUSINESS - None

8. OTHER MATTERS OF INTEREST TO THE COMMUNITY - None

9. EXECUTIVE SESSION.

- 9.1 At the conclusion of the regular meeting, the Board met in executive session.

MEETING ADJOURNED. The meeting was adjourned by Al Wuthnow.

Respectfully submitted,
Penny Alexandris, Secretary