

HOMESTEAD VALLEY COMMUNITY ASSOCIATION  
BOARD MEETING MINUTES  
April 2, 2013

The meeting was called to order at 7:30 with President Devi Brown presiding.

ATTENDING: Penny Alexandris, Devi Brown, Jim Derich, James Goddard, Scott Greenstone, Greg Lehman, Terry Nevin, Dana Schmidt, Amy Westbrook, Al Wuthnow, and Les Lizama.

ABSENT: Jon Alper, Kristin Cann, Bob Carreras, Kevin Sutherland, and Luis Ottley.

DISCUSSION ITEMS:

1. MEETING MINUTES

- 1.1 The minutes from the February and March meetings were reviewed and approved.

2. TREASURER'S REPORT

- 2.1 Scott reported that we have now switched from cash basis to an accrual basis of accounting. This makes comparisons to the prior year results somewhat meaningless. We have had a loss of \$9,812 for the first two months of the year.
- 2.2 The budget for 2013 has not yet been completed. It will be an awkward year to plan a budget because of the disruption in our activities caused by the construction. We should be primarily focused on expenses.

3. EXECUTIVE DIRECTOR'S REPORT

- 3.1 Les reported that he is making good progress in anticipation of the commencement of construction. Office supplies are still being moved to the portable. We will need to invoice the County for cash outlays related to the relocation.
- 3.2 The piano was donated to the Almonte Community Center. It was not being used and would be expensive to store, tune, and refinish.
- 3.3 Les met the construction supervisor from B Side Construction. The contractor expects to begin construction on April 22.
- 3.4 Temporary use permits are needed before electricity can be installed to the portable. Then Comcast will install an internet connection and computers will be moved.
- 3.5 A shortened 6-week summer camp is under consideration, but not committed. It would have to be held on the meadow, and Les is not sure if the numbers will work. When the numbers are worked out, Les will make a recommendation to the Board and it will be up to the Board to decide if camp will be held this year.
- 3.6 A suggestion was made that we notify immediate neighbors that construction will be starting in April.
- 3.7 It was also suggested that we have a formal ground-breaking ceremony and photo op. We are aiming for May 4. Devi will organize and will invite Supervisor Kinsey.

4. REPORTS FROM OTHER HOMESTEAD VALLEY BOARDS AND COMMITTEES

- 4.1 CSA14 – No report.
- 4.2 MHS Advisory – No report.
- 4.3 Land Trust – Al reported that Maverick's house, which is located on open space and is subject to a lifetime lease in favor of Maverick, is in need of repairs. The Land Trust is trying to determine the source of funding for the necessary repairs to keep the house habitable. Al also

reported that the County has hired a consultant to develop a land management plan for the open space. Measure A funds are not being used to pay the consultant.

4.4 Sanitary District – No report.

## 5. REPORTS FROM HVCA COMMITTEES

5.1 Measure A Committee – Greg reported that the County has entered into a contract with B Side Construction, the lowest bidder, for the renovation of the community center. A pre-construction meeting will be held this coming Thursday and the contractor will have 200 working days, beginning April 8, to complete the project.

Furnishings for the center are not part of the construction budget and will have to be paid for separately by HVCA. A motion was made that we set up a reserve for furnishings, with initial funding to come from the \$700+ proceeds from the March garage sale and the \$1,000 donation we received in 2012 from Loretta George. Additional funding for this reserve would come from fundraising and donations. The motion was seconded and carried.

5.2 Headlines – There was a discussion on ways to reduce Headlines expense, such as by reducing the number of annual issues to 10 or shortening the size of some issues. It was proposed that the Headlines Committee re-evaluate the size, frequency, content, and font style for the Headlines. Consideration should be given to switching back to the prior font style since it was noted the new font is not readable on certain electronic devices such as iPads.

5.3 Homestead Village – Future events will be held in downtown Mill Valley at Scout Hall during the renovation of the center. Some events will be co-sponsored with Mill Valley Village.

5.4 Safety Committee –No report.

5.5 Events – Dana will chair the July 4 event again this year. She has already applied to Whole Foods for a food donation. Penny volunteered to handle the bake sale table at the event. Dana is looking for a volunteer coordinator.

6 OLD BUSINESS - None

7. NEW BUSINESS - None

8. OTHER MATTERS OF INTEREST TO THE COMMUNITY - None

MEETING ADJOURNED. The meeting was adjourned by Devi Brown.

Respectfully submitted,  
Penny Alexandris, Secretary