

HOMESTEAD VALLEY COMMUNITY ASSOCIATION  
BOARD MEETING MINUTES  
July 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, Terry Nevin, Dana Schmidt, Al Wuthnow, Les Lizama and Luis Ottley.

ABSENT: Jon Alper, Kristin Cann, Bob Carreras, Scott Greenstone, Greg Lehman, Kevin Sutherland, and Amy Westbrook.

DISCUSSION ITEMS:

1. MEETING MINUTES

- 1.1 The minutes from June meeting are to be corrected as follows:  
The last sentence of Paragraph 5.1 is deleted and replaced with the following: "Since everything is now opened up, change orders in the future should be more limited."
- 1.2 No action was taken on the June minutes, as corrected, because a quorum was not present.

2. TREASURER'S REPORT

- 2.1 The Treasurer was not present to give a report.
- 2.2 Les stated that pool revenues are strong so far this year.
- 2.3 Devi stated that we still do not have a budget for the current year. She also noted that camp expenses are still appearing on our financials even though we are not holding camp this year because of the allocation process resulting from the change to accrual accounting. The bookkeeper needs to be instructed to stop allocating expenses to camp.

3. EXECUTIVE DIRECTOR'S REPORT

- 3.1 Les reported that summer rental income is holding its own, notwithstanding the loss of the facility due to the remodel. Ten pool and meadow contracts were written for June.
- 3.2 Pool season is off to a strong start, with 90 memberships sold through July 1, 2013, totaling \$30,081, compared to 79 memberships totaling \$23,681 for the entire 2012 season. The warm weather has helped boost pool membership sales.

4. REPORTS FROM OTHER HOMESTEAD VALLEY BOARDS AND COMMITTEES

- 4.1 CSA14 – The next meeting will be held in September. It was suggested that Devi inquire whether increased property assessments will result in additional funding for HVCA.
- 4.2 MHS Advisory – Luis reported that the school year has now ended. A good MHS Joint Advisory meeting was held in May at which guidelines for Headlines articles from MHS were discussed and clarified. MHS is having problems with dogs being permitted to run loose on school property though prohibited by posted sign.
- 4.3 Land Trust – Al reported that the \$80,000 grant received in the spring has all been spent on fire fuel reduction, including at Cowboy Rock and Ridgewood Open Space. Improvements needed to Maverick's house to make it habitable have been completed. The new land management plan for the open space commissioned and paid for by the County has been completed. This will facilitate the use of Measure A money by the Land Trust. Two colonies of spotted owl have been found in Homestead.
- 4.4 Sanitary District – No report.

## 5. REPORTS FROM HVCA COMMITTEES

- 5.1 Measure A Committee – The removal of the slab floor in the office has been mostly completed. Existing foundations in this area have been removed and trenches dug for new foundations. Removal of slab floor in the lower meeting room is partially completed. Foundation in this area will be removed once the new foundation under the office is in place. An old septic tank was discovered in the garden area. It appears this was the ongoing source of water near the excavated area. Recent rains caused minor flooding in the excavated stairway addition area and foundation trenches. Project completion is projected for this fall.
- 5.2 Headlines – No July issue was published.
- 5.3 Homestead Village – No report.
- 5.4 Safety Committee – No report.
- 5.5 Events – July 4 - Dana reported that a good bevy of volunteers has been lined up. Shopping for food items has started and posters are up around town.

6 OLD BUSINESS - None

7. NEW BUSINESS - None

8. OTHER MATTERS OF INTEREST TO THE COMMUNITY - None

9. EXECUTIVE COMMITTEE.

- 9.1 At the conclusion of the regular meeting, the Executive Committee held a short meeting.

MEETING ADJOURNED. The meeting was adjourned by Devi Brown.

Respectfully submitted,  
Penny Alexandris, Secretary