

HOMESTEAD VALLEY COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
July 1, 2014

The meeting was called to order at 7:30 with Jim Derich presiding.

ATTENDING: Penny Alexandris, Alan Cowan, Leslie Dixon, Scott Greenstone, Al Wuthnow, Les Lizama, Jim Derich, Dana Schmidt, Terry Nevin

ABSENT: Jon Alper, Bob Carreras, James Goddard, Luis Ottley, Kristin Cann, Devi Brown, Alex Scalisi, Greg Lehman, Brian Spring

GUESTS: Christina Oldenburg, David Ross, Justin Schmidt, Edward Adams

DISCUSSION ITEMS:

1. MEETING MINUTES

- 1.1 The June minutes were reviewed and approved.

2. REPORT ON HVCA PROGRAMS

- 2.1 Homestead Village – Christina Oldenburg, Chair, Homestead Village Steering Committee, gave a detailed background on The Village movement - a nation-wide membership organization whose mission is to help seniors stay in their home. Our local organization - Homestead Village - provides services such as transportation, help with chores, social and educational opportunities and computer help to seniors in HV. Events scheduled for the summer and fall include speakers by local authors and artists, a memoir writing class, and a community potluck. Neighborhood volunteers of all ages are encouraged to get involved in this very rewarding service opportunity. *For more information: Marinvillage.org.*
- 2.2 Pool - David Ross, Edward Adams and Justin Schmidt shared their enthusiasm for this year's pool staff and passion for what they do including: pool operations (e.g., water levels, pool capacity, lock-up, staffing), swim lessons, and food management/service. Their biggest challenge is managing members and guests when the pool reaches capacity (50) and subsequent wait list. Les reported that a new ice cream box will be delivered this week to add ice cream to our food service. *See more information under Pool Committee Report.*

3. TREASURER'S REPORT

- 3.1 Scott reported revenues for May of \$16,427 vs. budget of \$18,654. Les and Scott agreed that there is likely an accounting issue related to the accruals for pool memberships causing lower than expected revenue. Scott and Les will work with our bookkeeper to identify the issue and restate the P&L next month. Les will research cause for higher than expected expenses for Headlines and Utilities for May. Scott reminded Les how important it is for him to have adequate time to review the accounting reports before Board meetings so that errors such as this can be caught ahead of time.

4. EXECUTIVE DIRECTOR'S REPORT

- 4.1 The written report submitted by the Executive Director was reviewed. No additional discussion.

5. REPORTS FROM OTHER HOMESTEAD VALLEY BOARDS AND COMMITTEES

- 5.1 CSA14 – No report.
- 5.2 MHS Advisory – No report.

- 5.3 Land Trust – Projects funded under Measure A are underway.
- 5.4 Sanitary District – No report.

6. REPORTS FROM HVCA COMMITTEES

- 6.1 Measure A Committee – Scott to follow up on outstanding \$/in-kind pledges.
- 6.2 Furnishings Committee – No update.
- 6.3 Rental Rate Advisory Committee – No update.
- 6.4 Pool Committee – Heavy pool usage on sunny days is starting to create issues with pool capacity limits and members complaining about the wait list. David and Terry advised that the pool staff manages member and guest communications very well and regularly shares information on low usage days and times. This issue will continue if the good weather continues. Board recommended we strengthen communications to all members and guests about capacity limit (50) and wait list policies and add signage at the pool and re-communicate policies in Headlines. Committee will review language in membership contracts to ensure policies are clearly communicated. David will ensure that no-diving and pool depth signage is appropriate.
- 6.5 Grants and Financial Aid Committee – Al and David reiterated that previously approved grants for Camp Tam will be honored at new camps, no requests have been received to date. Board confirmed that grants can be used for HVCA facility rentals, pool membership, swim lessons, and event fees.
- 6.6 Headlines – No Headlines in July; next issue: August timed to promote the Music Festival.
- 6.7 Safety Committee – No update.
- 6.8 Events – All set for the 4th of July Parade and BBQ. Next event: August Music Festival.

7. OLD BUSINESS

- 7.1 Annual Audit - Jim reported that the effort to identify scope, budget, timing and resource for an Annual Audit as required in our By-Laws is underway, expect to have recommendation at next meeting.
- 7.2 Wi-Fi Access – Les to follow up on how to use existing router to allow WiFi access to guests.
- 7.3 Grounds: Discussions underway to fix the bottom step on the stairs to the meadow and pruning trees along the HVCA and MHS property line.

8. NEW BUSINESS

- 8.1 Residence Upgrades – Jim obtained Board approval to purchase MMWD required low-flow toilet and new washer/dryer for the apartment.

9. OTHER MATTERS OF INTEREST TO THE COMMUNITY - None.

MEETING ADJOURNED. The meeting was adjourned by Jim Derich

Respectfully submitted,
Leslie Dixon, Secretary