



HOMESTEAD VALLEY COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
August 3, 2014

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

ATTENDING: Penny Alexandris, Leslie Dixon, Scott Greenstone, Al Wuthnow, Les Lizama, Jim Derich, Dana Schmidt, Jon Alper, Devi Brown, James Goddard
ABSENT: Luis Ottley, Kristin Cann, Alex Scalisi, Greg Lehman, Alan Cowan, Terry Nevin

DISCUSSION ITEMS:

1. MEETING MINUTES

- 1.1 The July minutes were reviewed and approved. Noted that Bob Carreras moved out of Homestead Valley and is no longer on the board.

2. APPROVAL OF AGENDA

- 2.1 Addition to Old Business: update on status of bottom step on stairs to MHS parking lot.

3. TREASURER'S REPORT

- 3.1 Scott reported: Revenues of \$24k were below budget by \$11k however, budget included \$13.5k for camp. Pool was \$3k favorable & county revenues were a little more than \$1k above budget while center revenues were \$2k below budget. Operating expenses of \$23k were considerably lower than budget primarily due to the absence of camp headcount which accounted for all of the \$7.5k in positive variance in salary and wages. Excluding salary and wages we had net negative variance in operating expenses of \$1.3k primarily due to continued worse than expected maintenance costs but offset by a positive variance in program supplies (another result of the cancellation of camp). Our balance sheet remains strong though our cash balance has dropped to \$89k from \$103k in the prior month. The forecast has been revised to reflect recent revenues and expense trends resulting in a net loss expectation of \$26k vs. our original budget of a \$500 profit.

4. EXECUTIVE DIRECTOR'S REPORT

- 4.1 The written report submitted by the Executive Director was reviewed. Other updates: Passed Worker's Compensation Payroll audit by County; Pool pump that failed over the weekend was replaced, pool reopened.

5. REPORTS FROM OTHER HOMESTEAD VALLEY BOARDS AND COMMITTEES

- 5.1 CSA14 – Nothing to report.
- 5.2 MHS Advisory – Nothing to report.
- 5.3 Land Trust – Eucalyptus trees on North side of HV to be removed in the Fall pending approval by County, funded by homeowners.
- 5.4 Sanitary District – Nothing to report.

6. REPORTS FROM HVCA COMMITTEES

- 6.1 Events
4th of July: Dana Schmidt thanked all volunteers for another successful Parade and BBQ.
Fall Music Festival: Scott reported that volunteers are needed for the event and encouraged all board members to participate. Jim and Les reported on a bog in the meadow; after testing of HVCA irrigation system, leak is likely from neighbor's property. Jim to contact neighbor to discuss and resolve prior to music festival.
- 6.2 Measure A Committee – Committee to meet with Steve and ESide prior to final inspection to review resolution of punch list/outstanding items.
- 6.3 Furnishings Committee – Nothing to report.
- 6.4 Rental Rate Advisory Committee – Nothing to report.
- 6.5 Pool Committee – Nothing to report.
- 6.5 Grants and Financial Aid Committee – AI reported \$520 grants approved YTD. No requests received for new camp fees previously approved for Camp Tam. Discussion on how to promote availability of funds for pool memberships, facility rentals, swim lessons, etc.
- 6.6 Headlines – Next issue: September.
- 6.7 Safety Committee – Jim reported on the good response by fire departments on the recent gas main break and fire in HV.

7. OLD BUSINESS

- 7.1 Annual Audit - Update on Internal Financial Audit and Policy/Procedure Audit deferred to next month when key contacts return from summer travels.
- 7.2 Grounds: Approval to hire local contractor to fix the bottom step on the stairs from the meadow to the MHS parking lot prior to Music Festival.

8. NEW BUSINESS

- 8.1 Study session on Community Outreach – Jim reminded Board that September meeting will focus on how to improve community outreach.

9. OTHER MATTERS OF INTEREST TO THE COMMUNITY

- 9.1 Notice for hearing on construction of home on Madrone Circle.

MEETING ADJOURNED. The meeting was adjourned by Jim Derich

Respectfully submitted,
Leslie Dixon, Secretary