

HOMESTEAD VALLEY COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
January 6, 2015

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

ATTENDING: Penny Alexandris, Leslie Dixon, Al Wuthnow, Jim Derich, Scott Greenstone, Greg Lehman, Devi Brown, David Ross, James Goddard, Terry Nevin, Alan Cowan
ABSENT: Jon Alper, Luis Ottley, Kris Cann, Alex Scalisi
GUEST: Darron Malvin

DISCUSSION ITEMS:

1. MEETING MINUTES

- 1.1 The December minutes were approved.

2. APPROVAL OF AGENDA

- 2.1 The Agenda was approved.

3. TREASURER'S REPORT

- 3.1 Scott reported: Revenues were below budget by \$2k due to primarily to a shortfall in Center revenue. Pool and Camp were expected to be zero. Operating expenses were below budget by \$5k, with better than expected results coming from salaries & wages (\$3k), utilities & headlines offset by worse than expected maintenance. The net operating loss was better than expected at \$1k vs. \$4.0k budget. This was the primarily the result of lower than salaries and wages but offset by lower than expected revenues. Our balance sheet remains strong. Our cash balance has decreased to \$67k from \$70k in the prior month due to net operating losses and other timing items. Net equity includes reserve accounts as follows: Capital - \$15k, Center - \$25k, Pool - \$21k, Music Festival - \$8k, Furniture - \$1.5 & Scholarship - \$3.5k. The forecast has been revised to reflect recent revenues and expense trends resulting in a net loss expectation of \$13k vs. our original budget of a \$500 profit. The major revision from last month includes approximately \$6k in additional compensation expenses. We continue to expect approximately \$60k in total cash balances at the end of the yr.

4. DIRECTOR'S REPORT

- 4.1 The written report submitted by David Ross was reviewed.

5. REPORTS FROM OTHER HOMESTEAD VALLEY BOARDS AND COMMITTEES

- 5.1 CSA14 – Nothing to Report.
- 5.2 Land Trust – Al reported that a restoration project is underway to replant the area where eucalyptus trees were removed with native plants; plan to plant in the Spring.
- 5.3 Sanitary District – Nothing to report.

6. TASK FORCE REPORTS

- 6.1 Pool-Deferred Maintenance – Alex not able to attend, update deferred to next month.
- 6.2 Website Refresh – Leslie reported that the new website is looking fantastic thanks to Marcy Rush and is on target to launch at the Annual Meeting. Expect email from Ginny Fisher this week to schedule photo shoot for the website. Leslie will send email with link to test site later this

month for review/feedback from the Board.

7. REPORTS FROM HVCA COMMITTEES

- 7.1 Events – Alan reported on the success of the Holiday Party - great fun and strong attendance by young and old. Terry reported that the current artwork will be on display at least until the Annual Meeting. Please submit suggestions for future exhibits to Terry. She is exploring options to hang art without damaging the walls.
- 7.2 Measure A Committee – Unsecure doors are still outstanding. Jim to send email to Steve Petterle to give formal notice of the Board's concern about liability to facility and art.
- 7.3 Furnishings Committee – Terry to work with David on getting historical pieces hung before Annual Meeting.
- 7.4 Rental Rate Advisory Committee – Committee to schedule meeting to review rates; recommendation made for new rates to become effective in March rather than July to maximize revenues during our busy season.
- 7.5 Pool Committee – Nothing to report.
- 7.6 Grants and Financial Aid Committee – Al working with Marin Community Foundation to extend grant into 2015.
- 7.7 Headlines – January Headlines ready to print. David to continue to explore options to reduce printing costs. Board to discuss reducing quantity of printed version at next meeting.

8. NEW BUSINESS

- 8.1 Summer Camp – Alan/Scott close to finalizing an agreement with Veronica Cowen to manage our 2015 Summer Camp. Veronica will run the camp under her existing name and structure - Camp Funderblast (already in operation at Scott Valley Swim and Tennis Club). She will be responsible for programing, staffing and marketing. Payroll will be run through HVCA, so all counselors will be on HVCA payroll. Key issues to be resolved, defined and documented: liability, revenue share and employment status for Veronica. Alan and Scott to research and advise.
- 8.2 Nominating Committee – Scott and Alan continue to work to identify potential candidates for the three vacancies on the HVCA Board. Greg Lehman will retire from the board at the end of his ter. Darron Malvin attended meeting as potential candidate. Slate will be submitted for approval at the Annual Meeting in February 2015.
- 8.3 Annual Meeting – Annual meeting is scheduled for Saturday, February 28th, 2015. Social Hour: 4:30-5:30 p.m; Meeting: 5:30-7:00 p.m. Jim to work with Sanitary District, HVLT and CSA#14 on the agenda. Devi reminded Board to vote on nominations for Distinguished Service Award and Volunteer of the Year. Leslie to coordinate Social Hour.
- 8.4 Commemorative Recognition for Les – Discussions continue. David/Jim getting estimates for audio/visual system, plan to announce decision at Annual Meeting.

9. OTHER MATTERS OF INTEREST TO THE COMMUNITY

- 9.1 Rental of Residence - Steve Petterle expressed concern about HVCA renting Marin County property if renter is not an employee of HVCA. Jim communicated our intent to rent to someone who will provide weekend/evening management of the Center. While this gets resolved, we will move ahead with basic clean up and refurbishment of the apartment (e.g., paint, carpet, refinishing wood floors, etc.). This topic triggered the County's interest in reviewing the CSA#14 - Homestead Valley Agreement between HVCA and the County that was signed in 1984.

MEETING ADJOURNED. The meeting was adjourned by Jim Derich.

Respectfully submitted,
Leslie Dixon, Secretary