

HOMESTEAD VALLEY COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
October 2, 2012

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

ATTENDING: Penny Alexandris, Kristin Cann, Jim Derich, James Goddard, Scott Greenstone, Greg Lehman, Terry Nevin, Dana Schmidt, Dawn Shalhoup, Les Lizama, and Luis Ottley.

ABSENT: Jon Alper, Devi Brown, Bob Carreras, Kevin Sutherland, Amy Westbrook, and Al Wuthnow.

GUEST ATTENDEES: Bob Westbrook, Burnett Tregoning, and Christina Oldenburg.

DISCUSSION ITEMS:

1. MEETING MINUTES

- 1.1 The minutes from the September meeting were reviewed and approved.

2. TREASURER'S REPORT

- 2.1 Scott reported that total income for the first 8 months of 2012 was down \$5,867 from the comparable period last year. Classes and lessons income was down \$9,046. Expenses were up \$13,564, primarily due to insurance expense which is skewed because of the change in carriers and premium refund from the old carrier. We are pretty close to where we should be and should nominally break even for the year.

3. EXECUTIVE DIRECTOR'S REPORT

- 3.1 Les reported that total rentals are pretty close to the comparable period last year. New contracts are being written for December.
- 3.2 The Music Festival resulted in a net surplus of \$5,845. The beer and wine donations were a big help.
- 3.3 Pool is down to a skeleton staff and will close on October 21.
- 3.4 Camp is closed for the summer season. Results were solid, though attendance was down slightly from last year. Popularity is due to small size of camp. Early bird pricing was helpful.

4. REPORTS FROM OTHER HOMESTEAD VALLEY BOARDS AND COMMITTEES

- 4.1 CSA14 – Request was made at the last meeting for \$50,000 from reserves to offset projected loss of income from Center remodeling. Decision was deferred to future meeting.
- 4.2 MHS Advisory – The next meeting will be held on November 15, and a notice will be published in the Headlines. Christina Oldenburg, Al Wuthnow, and Kris Cann represent HVCA on MHS Advisory, which was established pursuant to the school's use permit to facilitate communication between the school and the community. The current representatives have expressed an interest in continuing to represent HVCA on MHS Advisory. A motion was made to reappoint Christina and Kris to one-year terms, and to reappoint Al to a two-year term. The motion was seconded and carried.
- 4.3 Land Trust – Bob Westbrook reported that a program to involve MHS students in maintenance and land clearing is in the early stages, starting with cleanup of Volunteer Park.

- 4.4 Sanitary District – Burnett Tregoning reported that the Local Agency Formation Commission (“LAFCO”) voted on September 13 to consolidate the four sanitary districts in Southern Marin (Alto, Almonte, Homestead Valley and Richardson Bay). Richardson Bay is the largest of the four and would be the “mother agency”. Homestead Sanitary District thinks this will result in loss of local control since there is no guaranty that Homestead will have representation on the new district. All management responsibilities will be absorbed by Richardson Bay. Homestead Sanitary has mounted a signature drive to bring the issue to a vote by the registered voters of Homestead. Signatures of 10% of the registered voters of Homestead are required in order to trigger an election which would be paid for by LAFCO. HVCA was requested to support the signature drive. A motion was made that HVCA support the Homestead Sanitary District’s efforts to obtain a sufficient number of signatures of Homestead registered voters to cause an election to be held so that Homestead residents will have an opportunity to vote on the proposed consolidation. The motion was seconded and carried.

5. REPORTS FROM HVCA COMMITTEES

- 5.1 Measure A Committee – Greg reported that the committee met with the architects and the County in mid-September to review the 95% drawings prior to the drawings being submitted for code review. Finalized plans will need to be submitted to the County Board of Supervisors for approval before going out to bid. We were hoping to start construction in January or February, 2013, so that demolition can be done prior to the opening of the pool in April, but this may not be possible. Impact on revenue cannot be determined until construction calendar is finalized, and this depends to a large extent on the County. Alternative space for the office has been researched. The least expensive alternative appears to be the installation of a construction trailer on-site.
- 5.2 Homestead Village – The next event will be a “Get Ready” preparedness session for seniors to be held at the Center on October 12, 2 – 4 p.m.
- 5.3 Halloween – Kris reported that the event will follow the same format as last year, with a soup supper and activities focused on pre-schoolers. The event will be held at the Center on October 31 from 4 – 6 p.m.
- 5.4 Music Festival – Bob Westbrook reported that over 1,300 attended the event (based on wristband count). Two security officers were present. The liquor liability issue was discussed. A wrap-up meeting will be held on October 16 at 6:30 p.m. at the Center.

6. OLD BUSINESS - None

7. NEW BUSINESS - None

8. OTHER MATTERS OF INTEREST TO THE COMMUNITY - None

MEETING ADJOURNED. The meeting was adjourned by Jim Derich.

Respectfully submitted,
Penny Alexandris, Secretary