

HOMESTEAD VALLEY COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
November 6, 2012

The meeting was called to order at 7:30 with President Devi Brown presiding.

ATTENDING: Penny Alexandris, Jon Alper, Devi Brown, Kristin Cann, Jim Derich, Scott Greenstone, Greg Lehman, Terry Nevin, Al Wuthnow, and Les Lizama.

ABSENT: Bob Carreras, James Goddard, Dana Schmidt, Dawn Shalhoup, Kevin Sutherland, Amy Westbrook, and Luis Ottley.

GUEST ATTENDEES: Brian Spring and Hanna Barnes.

DISCUSSION ITEMS:

1. MEETING MINUTES

- 1.1 The minutes from the October meeting are corrected by the addition of the following to the end of Paragraph 5.4: "It was also noted that there needs to be better communications between the Music Committee and the volunteers."
- 1.2 The October minutes were approved as corrected.

2. TREASURER'S REPORT

- 2.1 Scott reported that total income for the first 9 months of 2012 was \$215,141 – down \$5,160 from the comparable period last year. Expenses were \$198,591 – up \$14,471 from last year (primarily due to insurance expense which is skewed because of the change in carriers and premium refund from the old carrier). It is projected that we will end the year with a \$2,500 loss vs. a budgeted \$4,000 profit.
- 2.2 The budget process should be started for next year. It is recommended that we convert to a monthly budget (rather than the annual budget currently used) and use accrual basis accounting rather than cash basis, provided that our bookkeeper can handle.
- 2.3 A motion was made that we explore with Les, our bookkeeper, and our accountant the feasibility of moving to a monthly budget/accrual basis accounting, with the goal of converting at the beginning of 2013. The motion was seconded and carried.

3. EXECUTIVE DIRECTOR'S REPORT

- 3.1 Les reported there was nothing out of the ordinary in October.
- 3.2 The pool is closed for the season..
- 3.3 A set of sprinklers stopped working after the Music Festival– possibly damaged by the bounce house stakes. Apparently there is a broken pipe which will need to be repaired before the sprinklers are turned back on next spring.
- 3.4 A question was raised about the rental fees and when they were last reviewed. Les said the last increase was two years ago. It may be better to wait until after remodel is completed before further raising fees.
- 3.5 Les has looked at the possibility of using Almonte Improvement Club during our remodel for some of the daytime clients. The schedule looks promising.

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 a future auxiliary meeting when the construction schedule is determined. CSA14 wants a ceiling on the amount HVCA will need, and would like to be invoiced on a monthly basis during the construction period.
- 4.2 MHS Advisory – The next meeting will be held on November 15.
- 4.3 Land Trust – Brian reported that the Land Trust bylaws require one Land Trust board member to come from the HVCA Board. Al volunteered to fill this position. Brian also reported that the Land Trust is prevented from doing any big projects until a memo of understanding with the County is finalized regarding CEQA compliance. This probably won't happen until next April. In the meanwhile, Land Trust activities are limited to mowing and clearing.
- 4.4 Sanitary District – A signature drive is underway regarding the proposed consolidation of the four sanitary districts in Southern Marin. Ten percent of the registered voters of Homestead must sign in order to trigger an election.

5. REPORTS FROM HVCA COMMITTEES

- 5.1 Measure A Committee – Greg reported the drawings have been submitted for code review. Initially the County had sent the drawings to an outside entity for review, but subsequently decided to bring the work inside. We are now aiming to go to the Board of Supervisors for approval in January. There is concern about the impact of construction on pool revenue if construction occurs during the pool season. On the other hand, delaying construction until fall could result in higher construction costs, and there is the possibility that contractors may be busier by then.
- 5.2 Homestead Village – An encore presentation of the popular Druid Heights program was held on November 3. The program was well-attended.
- 5.3 Halloween – Kris reported that the Halloween event was very well-attended. We may have to move it outside if we have it next year during construction.
- 5.4 Holiday Party – Terry Nevin and Barbara Derich have volunteered to coordinate the event this year.

6. OLD BUSINESS - None

7. NEW BUSINESS - None

8. OTHER MATTERS OF INTEREST TO THE COMMUNITY

- 8.1 Hanna Barnes, a Homestead resident, gave a report on the Miller Avenue Streetscape Plan under consideration by the City of Mill Valley. Some of the proposed changes to intersections on Miller Avenue will make it more difficult to access Homestead and to cross Miller Avenue. For example, it is proposed that left turns from Evergreen onto Miller Avenue be prohibited. This will increase the amount of traffic turning left from Montford and Reed Street. It was suggested that someone from the City of Mill Valley be invited to attend the next HVCA Board meeting to make a presentation and answer questions.

MEETING ADJOURNED. The meeting was adjourned by Devi Brown.

Respectfully submitted,
Penny Alexandris, Secretary