

HOMESTEAD VALLEY COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
December 4, 2012

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

ATTENDING: Penny Alexandris, Jon Alper, Devi Brown, Kristin Cann, Bob Carreras, Jim Derich, James Goddard, Greg Lehman, Terry Nevin, Dana Schmidt, Dawn Shalhoup, Al Wuthnow, Les Lizama, and Luis Ottley.

ABSENT: Scott Greenstone, Kevin Sutherland, and Amy Westbrook.

DISCUSSION ITEMS:

1. MEETING MINUTES

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

2. TREASURER'S REPORT

- 2.1 Scott reported that revenues are down about \$4K year-to-date, while expenses (excluding insurance) are down \$1K leaving us with a net income of \$2,500 year-to-date (vs. \$4K last year). It is difficult to forecast with accuracy how we will end the year, but on a worst-case scenario, assuming \$8K in revenues for the remainder of the year, \$25K in remaining expenses, and a \$3K YTD income, we could end up \$14K in the red for the year. This may be overly pessimistic and Les may be able to provide a better forecast.
- 2.2 The proposal to convert to an accrual method of accounting was discussed. Les has explored with our bookkeeper and, while it would result in a little extra work, it is doable. There may be a timing issue getting financial statements prepared for our Board meetings. This could be resolved by changing the Board meeting date.

3. EXECUTIVE DIRECTOR'S REPORT

- 3.1 Les reported November 2012 income was higher than 2011 because the MHS payment was received in November this year. Otherwise, revenues were about the same as for prior year.
- 3.2 Five new rental contracts have been written for December thus far.
- 3.3 The pool fence was damaged during the recent storm. Les has installed temporary hazard fencing. We may want to wait to repair the fence until the remodel begins since we will need to construct an alternate entrance to the pool.

4. REPORTS FROM OTHER HOMESTEAD VALLEY BOARDS AND COMMITTEES

- 4.1 CSA14 – No report.
- 4.2 MHS Advisory – Luis reported that the meeting was held on November 15 and was well-attended. Consideration is being given to changing the structure of the meeting to allow public comments only at the end of the meeting and to limit comments to 3 minutes. It was proposed that copies of the MHS conditional use permit and traffic plan be maintained at the Center for viewing purposes. Luis asked whether it would be possible to have an "MHS Corner" in the Headlines to post events that would impact the community. A motion was made to allow MHS to publish a column in the Headlines at periodic intervals in order to publicize school events and activities that impact the community. The motion was seconded and carried.
- 4.3 Land Trust – Al reported that the tree cutting at Madrone Circle is almost complete. The tree cutting at Pixie Trail has been postponed until next year.

- 4.4 Sanitary District – A recent article in the Marin IJ stated that sufficient signatures have apparently been gathered by each of the four sanitary districts in Southern Marin to trigger an election on the proposed consolidation.

5. REPORTS FROM HVCA COMMITTEES

- 5.1 Measure A Committee – Greg reported a building permit is expected to be issued this week. The project will be submitted to the Board of Supervisors for approval in January, and then go out to bid in late January. A March construction start is therefore still feasible. After discussing the pros and cons of starting construction in March vs. delaying until after the pool closing in September, a motion was made to proceed with a March construction date. The motion was seconded and carried.
- 5.2 Headlines – A resident of the community requested that an article be placed in the Headlines concerning the cars being parked on the Evergreen sidewalk and the trash cans being left out. A motion was made to publish an article requesting residents not to block the sidewalk with parked cars or trash cans. The motion was seconded and carried.
- 5.3 Homestead Village – Two new members (Susan Saltzman and Jerry Freeman) have been added to the Steering Committee chaired by Christina Oldenburg..
- 5.4 Safety Committee – Jim reported that he performed a radio check to test the effectiveness of the radios in the Valley. The Southern Marin Fire emergency response group is reorganizing their response plan. HVCA has always been viewed as a command center, but this was recently changed to Tam Valley – which is not geographically desirable. There are communications issues, since radios are currently housed at Strawberry Fire and would have to be obtained from them in the event of an emergency.
- 5.5 Holiday Party – Terry reported that the holiday party is scheduled for Saturday, December 8, from 6 – 8 p.m. There will be crafts, music, a raffle, and a visit from Santa.

6. OLD BUSINESS

- 6.1 Brown's Hall Sign – A motion was made to rescind the permission previously granted to lend the Brown's Hall sign to the Rock 'N Roll Museum and to retain the sign for display in our remodeled building. The motion was seconded and carried.

7. NEW BUSINESS

- 7.1 Linda Saylor Memorial – Kris reported that the family of Linda Saylor would like to use the money donated for a memorial to Linda (\$350 currently held by HVCA) to refurbish a table at Stolte Grove. The work is in process.
- 7.2 Awards Nominations – Devi will be sending an email requesting nominations for the Distinguished Service Award and the Volunteer of the Year Award. Responses should be sent to Devi and include a reason for the nomination.
- 7.3 January Meeting – Since the first Tuesday of January, 2013, falls on New Year's Day, the January meeting will be moved to January 8.

8. OTHER MATTERS OF INTEREST TO THE COMMUNITY

- 8.1 A presentation of the Miller Avenue Streetscape Plan will be made at the January meeting.

MEETING ADJOURNED. The meeting was adjourned by Devi Brown.

Respectfully submitted,
Penny Alexandris, Secretary