

HOMESTEAD VALLEY COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
February 3, 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, Devi Brown, David Ross, Terry Nevin, Alan Cowan, Luis Ottley, Kris Cann, Alex Scalisi
ABSENT: Jon Alper, Greg Lehman, David Ross, James Goddard
GUEST: Darren Malvin, Matt Thomas, Adam Karsten, Mike Scurich

DISCUSSION ITEMS:

1. MEETING MINUTES

- 1.1 The January minutes were approved.

2. APPROVAL OF AGENDA

- 2.1 The Agenda was approved.

3. TREASURER'S REPORT

- 3.1 Scott reported December revenues of \$8.7k, total expenses of \$24.7k for a loss of \$16.0k. He noted several non-operating expenses for previously incurred expense booked in the last month and, among other items, personnel issues. He also reminded members of the seasonality of the organization with December being among the lowest revenue months of the year. Scott also reported we ended the year with current assets of \$50k and total liabilities of \$10k. These reports are preliminary as several significant closing entries need to be made, including an approximately \$14k revenue and receivable for unbilled rental services provided to one client.

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, next meeting scheduled in a few weeks.
- 5.2 Land Trust – Al reported that there is a large project on Pixie Trail to remove fallen Eucalyptus logs for fire safety. Discussion about location and date of Chipper Day: Stole Grove, HV parking lot, multiple locations were options discussed. Single location at HV parking lot and date prior to pool opening were preferred.
- 5.3 Sanitary District – Nothing to report.

6. TASK FORCE REPORTS

- 6.1 Pool-Deferred Maintenance – Alex announced the task force is scheduled to meet in late February
- 6.2 Website Refresh – Leslie reported that the new website is on target to launch at the Annual Meeting. Transition from Jadworks will begin on Monday, February 23. Positive feedback from the Board on the test site, team is incorporating feedback. Outstanding items: Calendar/News and online payment for Pool Membership. Leslie noted that Summer Camp was not part of the original scope of work, additional cost to add content/functionality.

7. REPORTS FROM HVCA COMMITTEES

- 7.1 Events – Kris reconfirmed Chairs for 2015 HVCA events and that there is still a need for a Chair for 4th of July Parade and BBQ! Board members expressed commitment to help, Kris will summarize key tasks from 4th of July binder. Prospective new board members and/or other HV residents may be interested in this position. Al reported that there will be a new Jazz Night at the Center on March 20th featuring Maverick and his music partner. Alex to present timeline for Music Festival at next meeting. Terry will identify and select new artist for Local Artist Series after Jazz Night and is exploring options to hang art without damaging walls.
- 7.2 Measure A Committee – Doors are still outstanding, Jim to follow up with Steve Petterle to try to get closure soon.
- 7.3 Furnishings Committee – Marti's art to be framed before Annual Meeting.
- 7.4 Rental Rate Advisory Committee – Al reported that Rate Sheet has been simplified and will be posted on the new site. Leslie reminded committee of the recommendation to review the feasibility of adjusting rates as of April 1 of each year instead of July 1 Al to meet with David to discuss. Rates for existing clients would not be effective until July 1, 2015.
- 7.5 Pool Committee – Terry recommended and the Board approved new pool fees for 2015. David is finalizing 2015 schedule.
- 7.6 Grants and Financial Aid Committee – Al reported that Marin Community Foundation did not renew grant for 2015.
- 7.7 Headlines – February Headlines in production. David to continue to explore options to reduce printing costs. Kris reported strong interest in senior community to continue the printed version, and shared 3 written communications to appeal any decision to eliminate the printed version. Jim assured her that there is no recommendation to discontinue print production. Board maintains its commitment to publishing the print edition of The Headlines to be distributed via US Postal Service. However, the Board will continue to look for ways to reduce production and distribution costs.

8. OLD BUSINESS

- 8.1 Summer Camp – Alan/Scott close to finalizing contract with Veronica Cowen to manage our 2015 Summer Camp. Veronica will run the camp under her existing name and structure - Camp Funderblast. Details around application process and payment procedures still under discussion.
- 8.2 Nominating Committee – Alan and Scott introduced three potential new Board members: Adam Karsten, Mike Scurich, and Matt Thomas. Slate will be approved at the Annual Meeting
- 8.3 Commemorative Recognition for Les – Alex received approval to pursue audio/visual system and will work with David/Jim on estimates. Marin County and MHS continue to express interest in contributing. Land Trust donated a bench now in the meadow, David working on plack.
- 8.4 Apartment Update - David received estimates for painting and resurfacing hardwood floors and will schedule work soon. There will be some repair required before resurfacing the floors. Maverick to assist with work to remove shed, repair retaining wall and pathway and any other minor improvements. We will pursue potential renters when apartment is in 'move-in' condition. Jim/David working with local realtors to establish market rate for rental and continue discussion with County about issues related to renter also providing services to HVCA.

9. NEW BUSINESS

- 9.1 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 working with Sanitary District, HVLTA and CSA#14 on the agenda. Leslie reminded Board and all HV residents to bring appetizers and drinks.

MEETING ADJOURNED. The meeting was adjourned by Jim Derich.

Respectfully submitted,
Leslie Dixon, Secretary