

## MEETING MINUTES

### Regular Monthly Meeting of the Board of Directors Homestead Valley Community Association 315 Montford Avenue, Mill Valley

Tuesday, February 6, 2018 @ 7:00 p.m.

#### Call to Order Alan

7:00

Present: Alan, Leslie, Keith, Kristin, Jim, Adam, Darren, Ashley, Patricia, Mike, Lindsey, Mary, David

Absent: Alex, Scott, Josh

Introduce guests and welcome new Board Members

New Board Members: Lindsay and Mary, and Josh (not present)

Guests: Dave Melchert

**Approval of Agenda Approved**

#### Election of Executive Committee

- Nominated: Leslie as President; Keith as VP; Scott as Treasurer; Mary as Secretary
- Passed unanimously.
- Leslie speaking: Thanking Alan for service as Board President. Alan has an ability to listen, a kindness, and a finesse at problem solving.

#### Minutes of the Previous Meeting

- **Approved.**
- Minutes will be posted on the website.

#### Treasurer's Report (Scott)

- No report for this term (report from annual meeting distributed).
- Mike commenting: Camp revenue no longer running directly through HVCA. Now Camp pays us.
- Funderblast will pay us rent for summer camp next year —> will bring in ~\$35K
- Pictures are appreciated.

#### Executive Director's Report (Please review report prior to meeting)

- Annual meeting was lovely and well run (with a solid representation by all age groups).
- Rodoni's office hours will be Friday March 2, 2018 from 2pm-4pm. A Public Works person also may come with him.
- Feedback: Need clean and stock the cupboards in the HVCA more often, in addition to general cleaning.
- Jim: carpet in the upstairs: may want replace with something cleanable.
- Darren: HVCA should prepare a better list of rental responsibilities.
- David: we're raising rentals and deposits (\$200 - \$250)

#### Reports from Homestead Valley Boards and Committees

- CSA #14 – meeting Thursday (2/14) at 5pm, meets twice per year (for extraordinary capital needs) (e.g., replacement of the path if County doesn't like the surface).
  - Steve Petterle is the person who is making the request to make the path ADA compliant. He's also the person who approved the path originally.
  - Question: how proactive do we need to be with the County? This is a County issue, so we will wait to hear from them.
  - As an update for new members, Description of CSA 14: County Service Area 14 (this is our governing body for unincorporated Mill Valley. All this money is collected by the County and the County then gives it back to the HVCA to run the HVCA and the Land Trust. This is 35% of our operating budget. The County collects the money and distributes it back to us. The CSA structure has bi-annual

meetings, and if we need something over our standard allocation, this is our opportunity to make a request for additional funds. Essentially it's a rainy day fund.

- Revenue from CSA 14 is 60% for HVCA and 40% for HVLТ (same as parcel tax). This is essentially a twice annual disbursement of ~45K.
  - County tries to keep roughly \$100K in reserve. This means there is some negotiating with the County. When we have a request, we're asking for payment from the Reserve.
  - Land Trust is always conscious of the fact that HVCA uses more of the reserve than the Land Trust uses.
  - Financial report from the County is difficult to follow. Scott is trying to ensure the county is providing us with a better accounting. He, with Andy Stoelting (HVLТ), are looking to make sure that the County can account for it.
- Land Trust – Adam – HVLТ is removing Eucalyptus trees on Pixie Trail, and maintaining paths. Their sandwich boards at job sites have been a hit with residents. There area more signs going up around the trails.
  - Sanitary District – No update – Janes Street is being paved, from the Fork up to the right.
  - Firewise Community – Nothing

### **HVCA Committees**

- Communications
  - Digital newsletter feedback
  - March issue of the Headlines: going green (i.e., electronic), starting with the August Issue. Will include in the headlines that explains the move, but allows residents to request printed versions.
  - Issue of leaving an open end on the request for a printed version.
  - Kris: Concern for getting printed version to those people who may want it.
  - Block captains should make sure that copies are sent.
  - Jim: hope is that for anyone with an address where we don't have an email, we'll know.
  - Alan: may want to budget a once a year mailer re: printed version.
  - Jim: has budgeting for 4 mailings a year. If we could tie this issue to Firewise, we could potentially use Firewise funds to issue mailings.
  - Leslie: asks Kris to report back on progress re: Block Captains.
- Programming
  - Lovely artists receptions
  - Lindsay: hosted Nance Miller. Had 25-35 people attend.
  - Everyone seemed to enjoy.
  - There is a queue of artists, but now trying to figure out how to promote the events.
- Pool/Meadow
  - Pool Committee plans (Ashley)
    - Spoke with Greg Lehman, who will review the RFP for the pool renovation. Has not responded recently
    - Looking to County to get boundary survey done. Steve Petterle did not recall prior feedback.
    - Petterle now thinks the the project will be a lot more expensive than he originally said.
    - We're still working off an original report from a pool consultant, where we through the the replacement costs would be \$400K. We then started thinking about what we could do more (\$600K). Steve Petterle thinks that the actual costs will be \$1.2M to \$1.6M project.
    - Ashley: We may need to get some more professional opinions to get a better idea on the cost.

- Design & Build and Finance side are working with Dave Melchert to put together some basic design concepts.
  - Need to get a handle on the costs.
  - Question: we're on hold with our \$5K grant to do initial design issues while Dave assists.
- Fee increase – Pool brochure is going out soon; we're looking at rising labor costs and attracting people to work here, so we're looking at a 10% member fee increase and a slight gate fee increase.
- Safety – we will be having a orientation meeting for block Captains on Monday 2/26
- Facilities: Looking to develop some priorities for the maintenance of the facilities. The building is aging, and we need short term and other types of repair. Right now looking at deferred maintenance needs, mostly at the pool and patio area. Building is now 4 years old with greater and greater public use. Need to make a commitment to ongoing maintenance. For example:
  - General Condition of the Pool Area – making it a little nicer for the members.
  - With these visuals, looking at repairing the fence that's falling down on the patio;
  - The buildings are in bad need of a power wash.
  - Looking at the amphitheater area to power wash and stain;
  - Need approval to spend the money to wash the patio and fortify the deck.
  - Idea could be to have Brian Spring review the deck from a structural engineering standpoint.
  - Proposal to use \$4K to do maintenance.
  - Mike: need a reserve fund for maintenance.

#### **Old Business**

- County Lease Agreement status – Alan spoke with Steve Petterle, he's sidetracked with other County projects.
- A/V system update – All complete. Training will be made available for all board members.
- M.V. Chamber Event update – we're hosting an event with the Mill Valley Chambers, D'Angelo's will co-host and provide the food. David and Leslie will host. Land Trust will provide comments. Looking to highlight the location for local businesses. Redwoods, and Funderblast will also be present.
  - Date is Wednesday, April 18<sup>th</sup>, 5:30 to 7pm.
- Staffing update – working to make offer to Summer Shapiro

#### **New Business**

- Board Committees – Leslie
- Committees addressed.

#### **Other Matters of Interest to the Community**

#### **Adjournment of Regular Meeting**

**9:00**

#### **Executive Session as needed (Non-Voting Board Members and Guests Depart)**