

MEETING MINUTES

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

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

Call to Order: Leslie Dixon

7:00

Present: Leslie Dixon, Kristin Cann, Alex Scalisi, Josh Davis, Lindsey Tucker, Jim Derich, Mary Walsh, David Ross, Ashley MacDonald, Keith Chapman, Patricia Melchert, Adam Karsten

Absent: Alan Cowan, Darren Malvin, Mike Scurich, Scott Greenstone

Guests: Summer Shapiro, Dave Melchert, Brian Spring

Introductory Matters

Introduce and welcome Summer Shapiro

David: Summer is jumping right in. We are very fortunate and happy to have her here.

Summer: Very happy to be here and working with the community.

Approval of Agenda

Approved with addition of:

- Update on Marin Horizon
- Update on music festival
- Update on Dennis Rondoni visit.

Minutes of the Previous Meeting—Approved

Treasurer's Report (Scott)

- Treasurer's Report distributed prior to meeting.
- David: HVCA received its county funding in February (\$40,000). The pool opens April 21 and the brochure has gone out. Purchase of pool memberships will start generating revenue.

Executive Director's Report (David)

- David: Rates going up February 1.
- Question about revenue from new A/V system. David: COMCAST misquoted to HVCA. HVCA was looking to get basic channels, ESPN, etc., so it could get sports. Originally COMCAST quoted at \$19.95/mo. New cost \$59.95/mo. David will contact COMCAST to negotiate rate or cancel TV service.
- Question: Will there be any TV service available after David's discussion with COMCAST. David: Plan is to cancel.
- David: update on insurance claim from last year. Per broker, file shows claim was closed and no money was paid out.
- Question: Kids night out attendance? David: Strong start but numbers falling. Feedback on suggestions for increasing numbers.
- Question: Would it be a conflict of interest for HVCA to run own kids' night out program? Leslie: Summer is working both for HVCA and Funderblast.
- Alex: Thought to have a community drop in movie night. Show movie for kids. Ensure no conflict.
- Kids night every other Friday.
- Jim: Maintain priority for community events and ensure access for community to use facility at no cost.

Reports from Homestead Valley Boards and Committees

- **CSA #14**
 - Meeting held Thursday (2/14) at 5pm. David attended. Devi attended on HVCA's behalf.
 - Portion of meeting focused on the 2018-19 budget prepared by the County and approved by the advisory board. Based on projections of tax revenues that will come in. Basis of what HVCA receives for operating budget, with Measure A.
 - Roughly \$100K reserve that stays there every year. Purpose of reserve is to have money sitting there if there are any surprises that have to be paid before tax money starts coming in for the year. Discussion about ability to access and what HVCA and HVLTL need for the year. Discussion about what money could be used for so that they would not have to come back for another meeting.

- **HVLTL**—Brian Spring, President of HVLTL board.
 - Finished big eucalyptus tree removal on Pixie Trail.
 - Reps on CSA 14 meeting.
 - Jim: Brian contacted about safety committee partnering with the HVLTL about stairs on Tamalpias. Jim brought up issue with Dennis Rondoni. County has surveyed and looked at what would be involved. Issue is that the stairs are on private property. If can work with private landowners to get access, County would step in and assist with repairs. Mike Frost from public works attended. 4 parcels involved.
 - HVLTL has annual wildflower walks coming up. Marybeth and Marilyn lead those.
 - Leslie: what is on the horizon for tree removal? Working on removing trees through Firewise. Firewise funds can be used for trees on private land. Use that to encourage land owners to contribute. HVCA funds for trees on HVLTL property.

- **Sanitary District- Jim**
 - Replacing sewers on Laverne down to Stolte Grove.

HVCA Committees

- **Communications**
 - Headlines being dropped off at Post Office tomorrow. Information about how to get printed version of digital sent to them. David: provide samples.
 - Website in process of being updated. Freshening up. New photos of Board Members.

- **Business Development Fundraising Committee**
 - Leslie, Josh, Lindsey
 - Kickoff meeting. Plan to come back to the Board with new ideas to generate revenue. New ideas to get into fundraising.

- **Events**
 - Chamber Event at Community Center April 18, 2018 at 5:00 p.m.
 - Leslie recently went to an event at Scout Hall. Their facilities are much improved. The event was very much like what we hope our events will be.
 - Board members to attend. Meet and greet.
 - David: Mark Stahl to speak on behalf of HVLTL and Firewise. Christina on behalf of Homestead Village; Veronica about kids' programs.
 - Will discuss more at next month's meeting
 - Leslie: Refresh of pool area looks great. Staining, power washing
 - Music Festival
 - March 20 first planning meeting
 - Event Saturday August 25, 2018
 - Leslie: get leftover mugs to promote music festival. Raffle off.
 - Artist Series: Lindsey.

- Pool/Meadow
 - Pool Committee plans (Ashley)
 - Meeting scheduled for last week has been postponed until the end of March.
 - They have done some pricing and begun to put together budget items. They are talking to contractors to get reality on program elements. At meeting can talk more and fine tune that.
 - Ashley: Looking at it from perspective of number of people in the pool. If we can increase from a 50 to a 70 person pool, how would that expand revenue.
 - Lindsey: how are concessions run? Is there an opportunity to increase revenue?
 - David: we get lots of requests for different concession items. Need to consider what people will pay. Had requests for cheaper items. Also, had requests for fresh and hot items, but that was a loss of money. The way we staff the pool, getting into fresh or cooking is very difficult. Try to provide relatively healthy snacks.
 - Question: do we make money? David: don't make much, but not intended to.
 - Ashley: what about events like BBQ with beer/wine one-time events? David: previously had Friday night events. Attendance fell off and became a loss.

- Safety
 - Jim: Kris and the safety group have been getting ready for massive increase in block contact persons. Have 43 block contact persons on roster. Up from 25 or 26 when Kris started.
 - Had an orientation meeting with about 10 attendees. Most had prior experience as a block captain. Oriented everyone on responsibilities. Provided packets of information and marching orders as to what to do on block. 6-8 handouts for each resident on block. Putting together emergency kits. Suggestions for how people can be better prepared.
 - Part of expectation is to pull others into the effort and urge them to be block contacts.
 - Collect information to further build database. Information can be used for various groups, e.g. HVCA, Firewise. Jim: database will require constant maintenance.
 - Kris: good suggestions last night from attendees. Feedback was that residents were happy we are doing this and want to be a part of it. Slow steady process.
 - Adam: address signs? Jim: block captains will have applications for reflective address signs in packet. Firewise has made a commitment to install for a donation upon installation.

- Facilities:
 - Jim: Jim and David did a walk-around to look at patio, pool, and related structures and made a list of maintenance issues and areas for sprucing-up. David got bids for the work. Maverick replaced fence posts. Idea was to make the facilities more attractive for the pool season and the Chamber of commerce event.
 - Patricia: working on landscape plan and hoping to have done for next meeting. If can purchase shrubs may have ready for spring. County wants native draft tolerant plants.
 - Feedback from Board members regarding placement of shrubs. Kids walk through areas and music festival attendees use those areas for seating.
 - Jim: growing need for significant deferred maintenance. David to work on reserve study. Anticipate coming back to Board with timeline and scope of work. Lots of things need attention. Structural integrity of deck. Do we need to address now because it is a significant safety issue or not?

- David: some CSA 14 funding may be available. David: will have County look at deck when they are out here to look at the blue line to check for structural issues on the deck.

Old Business

- Board committees—List distributed
- Marin Horizon
 - Leslie and Alex reached out to contacts to find out when we might get feedback. Talked to Sonia. They have had a couple of revisions with their architect. Leslie meeting with Tay next week.
 - Alex: HVCA took a position as to how it affects HVCA operationally vs. as community members. They had the same reaction as other community members.
 - MHS is taking feedback, saying right things, seemed genuine. They are taking consideration and adapting to architectural provisions/updates and looking for balance for what they wanted to achieve. Their architect shot down many suggestions last time. They are using new architect, so not sure where they will come back.
 - Leslie asked questions to Tay re use of multi-purpose facility. (i.e. events like graduation; sporting events). Tay indicated MHS does not intend to change conditional use permit.
 - Jim: usage issue was part of discussion with Dennis Rondoni last week. Focus on additional usage of facility. Permit is a public document.
- Meeting with Supervisor Rondoni:
 - Jim: meeting with supervisor Rondoni last week. MHS issue dominated first part of discussion.
 - Paving projects. From Reed and Laverne to Stolte Grove was on calendar for 2017. Delayed because they were coordinating with utility work. County bundles paving jobs with other streets in the area. Waiting on utility work on California. Jim to ask director of public works for calendar of paving. All of Janes St is in the city of MV. Red striped on curb on Evergreen.

New Business

- Pro bono relationship with HR law firm
 - Littler Mendelson relationship as pro bono counsel with respect to employment law issues

Other Matters of Interest to the Community

Adjournment of Regular Meeting

9:00

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

**Respectfully submitted,
Mary Walsh, Secretary**