

MEETING MINUTES

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

April 3, 2018 @ 7:00 p.m.

Call to Order: Leslie Dixon

7:00

Present: Leslie Dixon, Alex Scalisi, Josh Davis, Lindsey Tucker, Jim Derich, Mary Walsh, David Ross, Ashley MacDonald, Adam Karsten, Scott Greenstone, Alan Cowan, Darren Malvin, Mike Scurich

Absent: Kristin Cann, Keith Chapman, Patricia Melchert

Guests: Sonia Lee, Ted (Equity Community Builders), Connor Barnes (HV Resident and MHS Parent), Doug Grant (HV Resident and MHS parent), Dave Melchert, Terri Nevin

Approval of Agenda—Approved

Minutes of the Previous Meeting—Approved

Treasurer's Report (Scott)

- Treasurer's Report distributed prior to meeting.
- HVCA currently is flush with cash
- We are heading into the revenue generating season
- Question: Expenses are high. Was there a reason for that?
- Scott: Additional costs from pool maintenance and sprucing up. This year, we are getting an earlier start on maintenance. That includes pressure washing, staining, plumbing repairs, and replacing section of fence.

Executive Director's Report (David)

- The AV system coming along.
- We received a request that if somebody is doing a presentation upstairs, it would be nice to use a podium. We are looking for a quality podium. Al will pay for it as a donation.
- The pool brochure is being mailed. There was an initial problem with post office, but it will get it out. As of this morning, we've sold 13 memberships.
- Question regarding the status of staffing at the pool. David: Summer is very optimistic. Summer has worked hard, used Indeed, and went to Tam high open house for summer employment.
- Summer is getting lifeguard certification this week.
- Leslie: if you know anyone in HS who is interested.
- Question: Is the pay comparable to MV Community center? The budget not the same, but we have some latitude for the right candidate.

Presentation from Marin Horizon School (MHS): Ted at Equity Community Builders

- After story poles went up, MHS received lots of comments
- MHS proactively took steps to pull application back and will resubmit it to the County
- MHS presented an overlay of site plan with previous design vs. current design
 - Pulled library back 10 feet from Montford
 - Reduced deck by ½

- Generally shrunk footprint
- Multi-use building
 - Shrunk previous footprint.
 - Moved kitchen and shrunk it by ½.
 - Tucked building up against hillside.
 - Lowered height of roof and makes building less obstructive.
 - Bathrooms out of multi-use and pushed to the other side of the campus
- Left 16 ft buffer between MHS and property line with HVCA
 - Enough space for planting.
 - Will not compromise pool.
 - Question: What type of trees for screening? Answer: still in conceptual phase, has not been designed yet. Ideally, it would be an evergreen tree that doesn't litter and one that effectively screens the building.
 - Question: will the current access path between MHS and HVCA remain? Answer: Thought that the access would remain, but decision can be made as part of the design process.
- Will paint all exterior facades a dark green so that they will blend.
- Kitchen
 - Now residential size-260 sq. ft.
 - Will use for plating for catered dinners, school lunches.
- Looked at where could reduce height.
 - On multi-use—reduced kitchen, staging area to flat roof.
 - Over assembly, sloped from South to North.
- Library
 - reduced deck space in back along Montford.
 - Put a flat roof over offices on North and only for reading area is there a pop-up roof.
 - Question: rationale for reducing size of library? Answer: based on feedback from community that the previous design encroached on Montford.
- Questions:
 - Question: will you resubmit and have story poles go up again? Answer: they will resubmit and likely go through design review again. They will put information on the website. They believe they will have to go through the planning commission. Likely in early July. Typically, when go to planning commission, would need to put story poles up again for at least a week. Want to wait until after school is out first week of June.
 - Question: timing. Answer: Still need to go through design process. With everything, hoping to be done in time to start next summer.
 - Question: Do you anticipate a phased process? Answer: phase 1 is library. Funding is done for that. Multi-use will follow. Perhaps years.
 - Question: will there be an open house? Answer: Thursday night, then 4/17
 - Question: Are you confident that you did job addressing all the comments heard? A: yes. 54% of comments were that the structure was too tall. They reduced the height. Additional comments were on the scale. They scaled back. Additional comments on screening—addressed that. Tay: tried to make sure every single comment was addressed.
 - Question: with construction of multi-purpose, what is happening with field and playground? A: Keep turf field in the center. Basketball courts can be shielded by the trees.

Reports from Homestead Valley Boards and Committees—No reports this meeting

- **CSA #14**
- **HVLT**
- **Sanitary District**

HVCA Committees

- Communications
- Business Development Fundraising Committee—Presentation by Josh
 - Goal is to put before the group relatively narrow/modest proposals
 - First issue is whether to fundraise. Is there a way to do it where people feel comfortable?
 - Relatively easy and inexpensive way is to put up a place on the website where people could donate.
 - Communicate ability to donate, such as in communications, and identify how to donate
 - Capital campaign
 - Example, fundraise for the pool
 - Scott—We previously did fundraising for community center and furniture. If we are doing fundraising, we should have a goal. A well-structured capital campaign would be critical
 - Questions/Comments
 - Darren: like the proposal. Important to maintain community feel.
 - Josh: start slow, to get the process started
 - Mike: Need an infrastructure for donations. Things like receipts and recordkeeping. Discussion that we can use a service for the infrastructure needs.
 - Comments: Need to communicate what we are going to use the funds for.
 - Adam: Treasurer's report shows that we are flush with funds. Do we need money?
 - Josh: Yes, things like increasing salaries to recruit lifeguards, pool, infrastructure
 - David: we are building a volume of deferred maintenance
 - Discussion of the history of how community center was acquired and funding. In 9 years, the building will be paid off.
 - Jim: comfortable way for us to raise money.
 - Motion to take initial steps—website, communications, and take steps to study capital improvements.
 - **Motion passed**
 - Jim—if we are working on this, we also have other website improvements to do
 - Will come back for budget
 - Opportunities to rent out space—Lindsay
 - For ongoing rentals, looked at calendar of when space is being used
 - Weekday mornings is underused
 - Preschool community—classes for preschool aged children
 - Dance, yoga, music, playgroups, swim
 - Reach out to independent contractors so that they would take the responsibility.
 - Darren: Likes plan to make use of the community center. Concern with casual rentals damaging the community center and having disruptive events
 - Discussion regarding setting a rate schedule appropriate for different groups.
 - Question: can we go back to prior renters? David: many are independent, and have gone and done other things
- Events
 - Chamber Event at Community Center April 18, 2018 at 5:30 p.m.-7:00
 - Leslie: Chamber mixer. Homestead Village, Funderblast, HVCA. Have activities to engage people. Raffle.
 - Scott—do we have a brochure to hand out about rental space?
 - HVCA has 10 minutes to speak; discussion about presentation
 - Want to showcase building and activities that go on here.
 - Excited to host.

- Pool/Meadow
 - Pool Committee plans—Ashley
 - Already made progress on next step-Jim Goring agreed to provide drawings for original budget of \$5000 approved last fall.
 - Design concepts will help with fundraising.
 - Jim's task
 - Review documents provided to date
 - Meet with community
 - Produce concept plans
 - Meet with community to discuss concept plans
 - Revise plans
 - Communicate plans
 - Coordinate with Marin County parks
 - Does not include cost estimates
 - Alan: necessary step to hire someone with expertise in this area
 - Until we know what we need, can't do anything concrete
 - Leslie: should show Jim plans for MHS
 - Darren: goal to start in fall of 2019
 - David: Herb's to come out to do a spring check-up on the pool.
 - Meadow
 - Invited Jim Chaika to come out to discuss blue line stream along with the pool committee
 - Gist of the meeting is that the documents they are looking at that define it as a blue line stream come from state water resources
 - Requires proper environmental permits
 - County will start permit process. Funds to come out of CSA-14
 - Re-routing a stream is an even bigger permit.
 - Darren: does this impact the pool plan? If not, why don't we push down the road. David: it may.
- Safety
- Facilities

Old Business

New Business

Adam Karsten to move out of Homestead. Will be leaving the Board.

Other Matters of Interest to the Community

Adjournment of Regular Meeting

9:10

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

**Respectfully submitted,
Mary Walsh, Secretary**