

## MEETING MINUTES

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

August 7, 2018 @ 7:00 p.m.

**Call to Order: Leslie Dixon**

**7:05**

**Present:** Leslie Dixon, Alex Scalisi, Josh Davis, Mary Walsh, Keith Chapman, Lindsey Tucker, David Ross; Darren Malvin; Scott Greenstone; Jim Derich, Ashley MacDonald

**Absent:** Mike Scurich, Alan Cowan, Kristin Cann; Patricia Melchert; Rachel Carlin

**Guests:** Bill Perrine (Head of School, Marin Horizon School (MHS)), Sonia Lee (MHS Parent)

**Approval of Agenda—Motion to Approve. Approved.**

**Minutes of the Previous Meeting—Motion to Approve. Approved.**

#### **MHS Update**

- Introduction of Bill Perrine-Head of School MHS
- Update on MHS Project-Sonia Lee
  - Story poles recently went up again. Waiting on comments from neighborhood.
  - Tam design review board meeting is coming up in September. Waiting to confirm date. Following Tam design review, the project will pass off to the County for review.
  - HVCA to send e-mail blast to inform community that story poles are up and informing community where to provide comments.
  - The project will have two phases of implementation

#### **Treasurer's Report (Scott)**

- Treasurer's Report distributed prior to meeting.
- Discussion of the budget
  - The HVCA had a good month in June
  - HVCA received semi-annual check from the County
  - Goal to generate more revenue through facility rentals
  - Question regarding how HVCA achieved additional rentals for month of June
    - Parties, Girl Scouts, etc.
    - Primary source of rentals was through word of mouth.
  - Question regarding pool agreement with MHS.
    - MHS summer program cut back, which impacted this Summer's pool rental
    - Upcoming, MHS expected to do two days per week for eight weeks paying an hourly rate

#### **Executive Director's Report (David)**

- Construction has begun on repairs to the Center. B Side Construction is the contractor performing the repairs. They are the same contractor who did the initial construction of the facility
- Camp Funderblast has been busy. It has been a very successful Summer
  - Summer Shapiro has been doing a very good job running the program.

- Pool inspection took place. We received a comment about the condition of the plaster, as anticipated. Also noted concerns regarding the edges to the steps, which will need to be repaired. Will require lowering the water to make repairs. Current deadline to complete the repairs is October 18.
- Noted the condition of the meadow grass. It has been determined that the infrastructure to support meadow is not great. There are not enough lateral lines running out and not enough coverage from sprinkler heads.
- Current water bill is higher compared to last year due to the pipe break. The bill will be submitted to the County for insurance coverage and possible request for adjustment.

### **Reports from Homestead Valley Boards and Committees**

- CSA #14
  - Jim Derich and David Ross to connect with Jim Chayka regarding obtaining funding for prioritized maintenance
- HVLT-No Report
- Sanitary District-No Report
- Firewise
  - Mark Stahl has scheduled a meeting for Saturday September 22, 2018. A safety committee meeting is set for the same date to focus on Firewise.

### **HVCA Committees**

- Communications-Leslie/David
  - Sent out first electronic only version of the Homestead Headlines
  - Will see what feedback we get from the community and make refinements
  - 30-40 people have requested paper copies which will be sent to them.
- Business Development Fundraising Committee—Josh/Lindsay
  - Discussion regarding capital campaign for pool
  - David and Lindsay exploring opportunities for new renters for the facility
- Events
  - Music Festival—progressing
    - Event will be held August 25, 2018
    - We have more sponsorship money than in past years, which will help to cover the costs.
    - Poster is in process. Will have two full weeks of promotion. Big sandwich boards on Montford and Evergreen.
    - Will have a merchandise table. Hats, cups, stickers, posters.
    - Sponsor booths
    - Pig & a Pickle—sole food truck
    - Four bands, New Orleans theme
    - Will encourage donations
  - July 4 Parade/Picnic
    - Brought in about \$1,300 from 4<sup>th</sup> of July event
  - Local Artist Series-Lindsay
    - Christine Wichman will continue to exhibit until mid-September
    - New artist lined up for October
    - Elizabeth Geisler-in January
    - Looking for new artists
    - Attendance at events have been hit or miss. Concept of having artist (rather than HVCA) host future events at no charge.
- Pool/Meadow-Ashley
  - Pool Redesign/Funding—Ashley/Darren
    - Design to expand the functions of the pool
    - L-shaped design

- Architect, Jim Goring, stayed on budget.
  - Architect put together a budget for the project: \$770,000 hard costs. Possibility of \$200,000 in additional costs.
  - Discussion with Jim Goring regarding options for phasing project or value engineering. Looking at options for lowering costs by approximately 30%. (\$650,000-\$700,000 total hard plus soft costs)
  - Biggest costs are pool, pool deck, and upgrading mechanical equipment.
  - Pool committee thinks best approach is to get project pared back so instead of 2 phases, we will have one phase with smaller follow-up projects.
  - To turn over to Scott/Alan to look at options for financing. Discussion regarding financing from combination of sources.
  - Request for approval for an additional \$5,000 for additional work by Jim Goring to take estimate and revise for phased approach.
  - **Motion to Approve. Approved.**
- Landscaping
    - New planting
  - Safety-Jim
    - Have packets to distribute for block contacts
    - City has Montford (Molino to Janes) on schedule for pothole repair and possible resurfacing
    - City plans to put sidewalk on Montford
  - Facilities-Jim
    - David and Jim working with Jim Chayka on a deferred maintenance program.

**Old Business**

**New Business**

**Other Matters of Interest to the Community**

**Adjournment of Regular Meeting**

**8:50**

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

**Respectfully submitted,  
Mary Walsh, Secretary**