

HOMESTEAD VALLEY COMMUNITY ASSOCIATION  
BOARD MEETING MINUTES  
November 6, 2018

The meeting was called to order at 7:00pm with Leslie Dixon presiding.

ATTENDING: Kris Cann, Rachel Carlin, Keith Chapman, Alan Cowan, Josh Davis, Michael Scurich, Leslie Dixon, Scott Greenstone, Patricia Melchert, David Ross, Alex Scalisi, Lindsey Tucker

ABSENT: Jim Derich, Mary Walsh, Ashley MacDonald, Darren Malvin

## 1 MEETING AGENDA AND MINUTES

- 1.1 The Meeting Agenda was approved
- 1.2 The October 2018 meeting minutes were reviewed and approved with corrections.

## 2 TREASURER'S REPORT (Scott Greenstone)

- 2.1 \$20K positive this year

## 3 EXECUTIVE DIRECTOR'S REPORT

- 3.1 David is working with Jim Chayke on the roofing with CSA 14 funding. As of today, only one company has answered the RFP. According to county policies, if only one replies, that's it.
- 3.2 Carpeting is in following the flooding. Will need to buy some shelving units, and we've done a purge of some goods in the back basement.

## 4 REPORTS FROM OTHER HOMESTEAD VALLEY BOARDS AND COMMITTEES

- 4.1 CSA#14 – Nothing to Report.
- 4.2 Land Trust – Nothing to Report.
- 4.3 Sanitary District – Nothing to Report.
- 4.4 Firewise – Nothing to Report.

## 5 HVCA COMMITTEE REPORTS

### 5.1 Communication (Leslie Dixon, David Ross)

- November newsletter dropped. "Open" rates are 30-33%
- Compliments are coming in, with calendar front and center. Also, limited content means it's well-read.
- Click through is low, but the content is primarily in the letter.

### 5.2 Block Captain (Kris Cann)

- Block content has 41 committed contacts, and 13 have turned in information for the residences.
- Committed to having all contacts by end of next year.
- Process has been challenging, both in collecting and using the data.
- Data going into Safety committee database/HVCA email list per information provided to the individuals giving their info.
- Maps need to be revised.
- Meeting in May 2018 of Block Contacts.

### 5.3 Business Development/Fundraising (Josh/Lindsey)

- Josh: Capital Campaign: Looking to get to \$100K, and have \$30K in individual giving within the small group, and looking to increase this. Also looking to reach out to foundations. Substantial gifts are welcome, but also looking to have 100% participation of Board.

- Lindsay and Charity are going to businesses after we get our story clear.
- Ad trial super soccer stars class today, looking to see if it might work on the weekends.
- Dance class on Wednesdays at 11:30 went reasonably well. Dance with Ms. Anna (18 months to 5 years).

#### 5.4 Events

##### 5.4.1 Halloween Recap (Kris)

- Attendance was down a little (2015 78+, last year 45-50, this year, 35-40). Summer is going to reach out pre-schools in the neighborhood for young children.
- Considering establishing a target for numbers (61 is our capacity)

##### 5.4.2 Holiday Party (Rachel)

- Coming up on December 8, 2018, from 4pm to 6pm. Will have a core team of Lindsey, Summer, and Boreana.
- Need to start pushing the date, which was in the headlines, get out sandwich boards and email blasts.
- Food, drink, and contained crafts. Also looking at a more messy craft room downstairs.
- Will have a string trio playing holiday songs (also maybe a ukulele group). Also, a photo booth.

##### 5.4.3 Local Artist Update (Lindsey)

- Marty put his work up on the wall end of October. Currently, priced pretty reasonably.
- Now having the artist put on his/her own reception. Looking to push the attendance by the artist's friends/circle.
- Art will be up through the end of year with a new artist starting in January.

#### 1.2 Pool/Meadow

##### ○ Pool Redesign/Funding (Ashley/Alan/Scott)

- No update on the pool, pending financing. Looking to put the pool design at the holiday party and promote the headlines.
- Scott/Alan – targeting \$800K.
  - 2 tracks (us finding money ourselves, and county financing).
  - The more money we can pull together, the more flexible the county may be. Capital Campaign is at \$100K. Dennis Rodoni has stated that he intends to find \$100K out of discretionary funds; we have in our reserves \$100K to use; CSA reserves → \$50K-100K; MHS donation variable. Looking to finance \$400K-\$500K.
  - Next hurdle is 11/30 meeting with the County.
  - Question: can we start working on permitting before we get all the money lined up.
  - With MHS – toddler swim program: we intend to work with MHS to allow them to do their program (supply facility at no charge). MHS now owes us a proposal on how to run the program. Good for the greater community and provides motivation for county support since we're advancing programs for the greater County.
  - We have a process in place for transfers of stock to HVCA
  - Donations need to be added through a capital campaign/charitable contribution account – restricted reserve account.

##### ○ Landscaping (Patricia)

- Plants are here for planting. Added to more triangular areas leading into handicap ramp. Prep starts 11/7/2018.
- Improvements to the meadow – could be a work party. One issue is that the soil is terrible, and we're going to invest in irrigation, we may need to aerate the soil and add a top dressing, and then reseed.

## 6 OLD BUSINESS

### 6.1 Annual Service Awards/Annual Meeting

- Nominations are out to the community with a deadline by the end of November.
- No nominating committee b/c no one is leaving board.

6.2 Biannual meeting through Conditional Use Permit from County – requires meeting between Community as organized by HVCA and MHS. It's everything from traffic and safety. Take aways are that we need to over-communicate whatever we do.

7 NEW BUSINESS

7.1 Employee Handbook Update- coming by the end of the year.

7.2 Maybe interest in land trust and HVCA consider a wine/cheese.

MEETING ADJOURNED. The meeting was adjourned by Leslie Dixon.

Respectfully submitted,  
Mary Walsh, Secretary