

**HOMESTEAD VALLEY COMMUNITY ASSOCIATION  
BOARD MEETING MINUTES  
April 2, 2019**

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

**ATTENDING:** Leslie Dixon; Alex Scalisi; Mary Walsh; Scott Greenstone; Jim Derich; Mike Scurich; Alan Cowan; Rachel Carlin; Ashley MacDonald; Patricia Melchert; David Ross (Executive Director)

**ABSENT:** Keith Chapman; Lindsay Tucker; Kris Cann; Josh Davis

**GUESTS:** None

**1 MEETING AGENDA AND MINUTES**

- 1.1 Motion to approve agenda with addition of Budget. **Approved.**
- 1.2 Motion to approve minutes. **Approved.**

**2 TREASURER’S REPORT (Ashley MacDonald)**

- 2.1 Distributed budget for 2019 which is based largely on the 2018 budget. The revenue forecasts are on the conservative side.
- 2.2 Question regarding projected revenue increase from rentals. Marin Horizon will be re-building library. We anticipate an increase in rental income during that timeframe as MHS may need additional space.
- 2.3 Question regarding whether to separately budget for the Safety committee. Discussion that if funds are needed for the Safety committee, we can take from “Other” line item.
- 2.4 Motion for approval of 2019 budget. **Approved.**
- 2.5 February Treasurer’s report
  - 2.5.1 One pool membership sold
  - 2.5.2 Donations of over \$6K in Darren Malvin’s name.

**3 DIRECTOR’S REPORT (David Ross)**

- 3.1 Camp registration- 144 out of 550 slots filled
- 3.2 Funderblast swim lessons. 52 slots already reserved
- 3.3 There is a musty smell in the area repaired after leak last year. We will test for mold.
- 3.4 Discussion regarding asking County to look into installing French drain to prevent future flooding. Jim Derich and David Ross to follow-up with the County regarding ways to divert water.
- 3.5 Pool brochure went out this week. Discussion regarding moving to electronic communication after this year to reduce printing cost.
- 3.6 Rondoni office hours—Madrone Park Circle community spoke about project.

- 3.7 Jim Derich—conversations with County about Montford. City is doing the work. Sewer work being done as well—replacing main sewer lines. Project engineer anticipated 2-3 months (not sure if that is total length of time or time going forward). County is hoping to do paving from Janes to Melrose after City completes work. Reports of very bad potholes.

**4 REPORTS FROM OTHER HOMESTEAD VALLEY BOARDS AND COMMITTEES**

- 4.1 CSA 14-No report
- 4.2 Land Trust-Leslie attended HVLTL meeting. Provided update on request for funds from CSA 14.
- 4.3 Sanitary District-No report
- 4.4 Firewise-Meeting Sunday April 7. Supportive of block captains. Help block contacts facilitate discussions on blocks about evacuation routes.

**5 HVCA COMMITTEE REPORTS**

- 5.1 Pool/Meadow (David Ross, Ashley MacDonald, Alan Cowan)
  - 5.1.1 Pool steps were repaired, the pool was filled, and the pool was chemically balanced. Summer went through training. Pool is scheduled to open on April 20. We are on track. We are continuing to look for lifeguards. Summer will teach swim lessons until we get instructors hired. Expenses for umbrellas, chairs approximately \$1,000.
  - 5.1.2 Pool design. Ashley and Jim Derich met with Steve Petterle and Jim Goring with the County. Value engineering meeting. Discussed the option to hold off on adding the “L” portion of the pool. Petterle believes it could save \$250,000. If we have enough money, we can do it now. If not, we can do at a later date. Petterle believes that the longer we wait, the more the costs will go up. Looking at September for timeline to get bids from contractors.
  - 5.1.3 Using County Measure A money for initial payments.
  - 5.1.4 Anticipate current sources of funding are in \$400,000-\$500,000 range. The rest will need to be financed by the County. We need to figure out how to do this while current loan is in place. If take loan in Fall 2020, it will be difficult to make it work with our current reserves. We will need higher revenues of our own to bridge the gap. If wait until 2021, it will be much less difficult to bridge until loan on community center runs out.
  - 5.1.5 Recommendation is to push ahead to plan on 2020 and work on increasing revenue targets.
- 5.2 Business Development/Fundraising (Leslie Dixon)
  - 5.2.1 Discussion regarding capital campaign. A little over \$30,000 in pledges, about 50% has come in.
  - 5.2.2 Jane Scurich and Leslie are pulling together documentation to put grants together. Want information on Board members to share with grant applications.

- 5.2.3 Discussion about revising bylaws to add non-discrimination statement. Motion to strike language in existing bylaws as stated by David Ross and replace language with Proposed Non-Discrimination Statement.

**Approved.**

- 5.2.4 Capital campaign committee. Discussion regarding identifying potential donors. Discussion regarding option of individual loans to the HVCA to finance pool.
- 5.2.5 Lindsay—Summer and Lindsay are working on putting together swim classes for ages 0-3 years once the pool opens. Soccer class starting next week.

5.3 Facilities- (Jim Derich). Chimney blew off. Looking for handyman.

5.4 Block Contacts- No report

5.5 Events

- 5.5.1 July 4 event. Keith was to have discussion with Boreana about running event.
- 5.5.2 Music Festival—Saturday August 24. We are doing a float in the Memorial Day parade. We will hand out Goat postcards to let people know about the Music Festival. Youth acts to play music on the back of a truck. Goat flag. Discussion with Michael Nash who runs Sound Summit about having contest for youth acts with the winner to open Sound Summit.

5.6 Communication

## 6 OLD BUSINESS

- 6.1 Nominating committee update—Boreana has expressed interest. Keith and Alan to schedule a time to meet.

## 7 NEW BUSINESS

- 7.1 None.

MEETING ADJOURNED. The meeting was adjourned by Leslie Dixon at 8:45 p.m.

Respectfully submitted,  
Mary Walsh, Secretary