

**HOMESTEAD VALLEY COMMUNITY ASSOCIATION  
BOARD MEETING MINUTES  
October 1, 2019**

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

**ATTENDING:** Leslie Dixon; Alex Scalisi; Mary Walsh; Boriana Fackler; Josh Davis; Keith Chapman; Scott Greenstone; Lindsay Tucker; Patricia Melchert; Rachel Carlin

**ABSENT:** Michael Scurich; Ashley MacDonald; Jim Derich; Alan Cowan David Ross

**GUESTS:** Summer Shapiro

**1 MEETING AGENDA AND MINUTES**

1.1 Motion to approve agenda. **Approved.**

1.2 Motion to approve September meeting minutes. **Approved.**

**2 TREASURER'S REPORT (Scott Greenstone for Ashley MacDonald)**

2.1 We are in a strong position. We estimate that we will end the year with approximately \$230,000.

2.2 Discussion regarding whether to include detailed financial report with distribution of meeting agenda and minutes.

2.3 Question regarding whether the HVCA will have necessary reserves once we move \$100,000 to pool. Yes, \$50,000 should be sufficient for the first year. We are building reserves for the pool now.

**3 DIRECTOR'S REPORT (Summer Shapiro for David Ross)**

3.1 Leslie went to Denis Rodoni's office hours. It was very well attended. There was a large discussion about defensible space and tree removal. The topics were very pertinent and people were engaged.

3.2 Marin Horizon School (MHS) is starting to rent the HVCA space and meadow during construction at the school.

3.3 Summer is the biggest time of revenue. We brought in \$31,000 in swim lesson revenue this Summer, which is \$24,000 more than last year. 60% was from partnership with Camp Funderblast. Funderblast signed up kids for lessons and did not take a cut. 40% was from HVCA registered lessons.

3.4 Very positive feedback from Funderblast families. Love coming to the HVCA, using the meadow, and the pool.

3.5 Brought in swim instructor, Mary, from MHS. She brought in kids and was an amazing instructor. Focus on how to retain her for next year. MHS swim program is an area of potential growth opportunity-2<sup>nd</sup> and 3<sup>rd</sup> graders on Fridays get swim class and work on very basic rescue skills. 4<sup>th</sup>-7<sup>th</sup> grade have classes peppered through the week.

3.6 Very positive feedback overall.

- 3.7 Discussion regarding how to increase swim lessons within pool schedule to increase revenue.
- 3.8 Transitioning into fall. Staffing levels are down. Summer is covering shifts.  
Discussion about whether to close pool at 6:00 p.m.
- 3.9 Two hours of swim lessons on Saturdays are full. Have had additional interest.
- 3.10 Memberships were down overall.
- 3.11 Starting lifeguard salaries were bumped up, but still below market.
- 3.12 Looking at what to do with the space during winter months.
- 3.13 Four free chamber music events with the Mill Valley Philharmonic

## 4 REPORTS FROM OTHER HOMESTEAD VALLEY BOARDS AND COMMITTEES

- 4.1 CSA 14-Alan attended the meeting and provided a copy of the minutes. Unbudgeted funds are \$191,000. \$100,000 of that is for the pool. Next meeting in February 2020.
- 4.2 Land Trust-No update.
- 4.3 Sanitary District- No update.
- 4.4 Firewise-No update.

## 5 HVCA COMMITTEE REPORTS

### 5.1 Events

- Halloween-In planning process
- Holiday Party-December 7, 4-6 p.m. It is a potluck.

### 5.2 Pool/Meadow

- Pool (Leslie Dixon)
  - Had a meeting with the County. The latest update from Steve Petterle is the estimate for the pool may be as high as \$1.3M.
  - Architects asked to confirm with MHS that they have no concerns about moving changing rooms. Per Ashley, MHS Head of Schools will write a letter of support.
  - Architects working on 3D image.
  - Financing discussion. Retain lawyer to obtain advice on personal loans. Question of whether we are able to pay back personal loans with tax receipts.
  - For outstanding pledges, ask that there is an effort to get donations in to David
  - Scott Greenstone discussed pushing back on the County on the pool construction budget.
  - Discussion regarding doing further research on financing of Sleepy Hollow project through Bank of the West for comparison. We will look for contacts on that project and get them in touch with Alan and Scott.
  - Discussion regarding finding a community member or contact who may have expertise to opine and comment on updated estimate from the County.

## 5.3 Capital Campaign/Fundraising (Rachel Carlin)

- Will submit application for grants to the Outdoor Art Club and Union Bank

## 5.4 Landscaping (Patricia Melchert)

- Planting to be scheduled with David for previously approved plans
- Discussion regarding a plan for the front of HVCA. Presented the idea of a demo garden of plants that are native and fire resistant. It can be used as a demonstration of what can be done on personal property. Native shrubs; native perennials; succulents (very fire resistant)-drought tolerant and deer tolerant
- Estimate to remove stumps in front is \$2,400. Estimate to put in low retaining wall is approximately \$8,000
- Estimate for plants is \$1800; unit price per plant installed and irrigated \$6,000.
- We put in a grant request to the County to fund some of the project. MMWD also is interested and will come out for a site visit.
- Will obtain updated estimates and circulate email for vote.

## 5.5 Business Development (Lindsay Tucker)

- No report

## 5.6 Facilities (Jim Derich)

- No report

## 5.7 Block Contacts/Safety (Jim Derich)

- No report

## 5.8 Communications

- No Report

## 6 OLD BUSINESS

6.1 Nominating committee is continuing to look for candidates

## 7 NEW BUSINESS

7.1 Leslie to confirm Board Members returning for another term.

- Keith is not returning.
- Kris Cann's seat remains open.
- Patricia Melchert will step aside if another candidate can be found. She will stay on as an advisor on landscaping.

7.2 Looking Ahead-Alex Scalisi

- Create committees
- Board to direct David and Summer on priorities

MEETING ADJOURNED. The meeting was adjourned by Leslie Dixon at 9:10 p.m.

Respectfully submitted,  
Mary Walsh, Secretary