

Campo HOA Board Meeting 3/9/09

Members Present: Irene Gessling – President, Ken Coates – Secretary, Sandy Sanderson – Treasurer, Cathleen Hoffman – Streets & Safety, Matt Herrington – Public Affairs, Mark Orders – Social committee, Lon Coates – Social committee. **Managers Present:** Brad Ward, Andy Berkes. **Absent:** Mike DeChenne – Vice President, Pat Moran – Pool Operations.

Minutes: Irene Gessling called the meeting to order at 7:34 PM

1. The minutes for the February 9, 2009 board meeting were unanimously approved.
2. **Financial & Operations Report (Brad Ward):** There were no expenditures last month. Homeowners' dues: Thirty two (32) first demand letters were sent. There are thirteen (13) homeowners who haven't paid as of today. Sandy Sanderson said he would send out registered letters on his company's letterhead demanding payment. If we don't get payment then we will refer them to our attorney.

Brad Ward received a bid of \$3700 from Sun Valley Pool bid to install anti trap drains as required by law. This must be finished before swim season starts. He is going to hire a carpenter to make a wooden ping pong tabletop to replace the damaged one and repair the bleachers which have some wood rot. The pedestal of the diving board needs to be repainted.

Pool Cleanup Day: This is typically scheduled for the last Sunday in April. Andy Berkes will work with Laura Larson to get the details about how it works. Lon Coates will call Nazzi Nazeri to find out if there is a sign from last years' event we can use this year.

3. **Status of RFP for landscaping and Cabana Club Building Upgrade (Cathleen Hoffman – Mike DeChenne was absent):** Cathleen presented the conceptual landscape plan that was drafted two years ago. The major change from the existing landscape is the entrance area. The walkway will be widened and the parking area by the entrance will be reduced from two parking spaces to one. This parking space is needed for deliveries and workers that come during the week. The chain-link part of the fence along the front of the pool will be replaced with the poles remaining. Brad Ward said that the county health department has specific requirements for this type of fencing. The entrance walkway, the parking spot and the path on the west side of the pool will be replaced with either stamped concrete or concrete pavers.

The second area addressed by the plan is the grass area behind the diving board where the drainage is poor. The plan calls for two rows of bleachers in this area to terrace the slope and provide for better drainage. Various members of the board pointed out that the bleachers could be a tripping hazard. This area gets very crowded during swim meets. Another idea discussed was to re-grade the area from the pool deck to the pathway on the west side of the pool and install drainage. The board agreed that it is important to keep some grass in this area.

The third area covered by the plan is the BBQ and surrounding hardscape. The BBQ works poorly and it would be nice to replace it. The hardscape in the area would match whatever is done (stamped concrete or pavers) at the entrance. Brad pointed out that the pool deck around the yard pool was replaced with pavers to help avoid problems with soil movement.

Cathleen recommends working on the front entrance first. Matt asked if rebuilding the building would affect what we do at the front entrance. Cathleen said yes.

Because of EBMUD water restrictions, Brad Ward suggested we wait until fall to do any planting, but the hardscape could be done any time as long as it doesn't interfere with swim season.

Discussion of upgrading the building was deferred until next month. The goals of upgrading the building are: the bathrooms are inadequate, the kitchen area cabinets need to be replaced and the roof is in need of repair. The reason to hire an architect would be to see what is feasible. Cathleen said that Moraga Ranch Swim Club just went through this issue. Matt Herrington said he would contact them and find out what the code requirements would be for handicapped bathrooms for our facility.

The board needs to decide what the budget is for landscaping. Each year the budget includes money for repairs (\$47,000 this year). It will be difficult to get a special assessment but that doesn't mean we shouldn't see what would

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be involved in upgrading/replacing the building. One idea to build up the budget is to accumulate our repair budget for a year or two. Matt suggested that we consider a fundraiser to supplement our budget.

Next month, the board will meet at the pool at 7PM (30 minutes before the meeting) to review the plan onsite.

4. Status of Homeowner Directory: Deferred until next meeting. Mark Orders suggested we sell the back page for advertising to raise some money.
5. Update on Street Light & Paving (Irene Gessling and Sandy Sanderson): Street light: - they will write a letter to the town & copy the school to ask about funds for the light in the street lighting district. They will examine the sidewalk near the baseball field to see if we should request that the school repair it.
6. CHOA Member Requested Items:
 - 4a) Fire risk (Cathleen Hoffman & Lon Coates): According to the CA Department of Forestry and Fire Protection (<http://www.fire.ca.gov>), we are in a high-risk area for fire danger. There are prevention tips on their website for how to protect your home. There is a meeting on fire preparedness sponsored by the area fire departments on April 29th from 7-9 PM at the Orinda Library Auditorium (26 Orinda Way). Lon Coates will attend as a representative of the board.

The Moraga-Orinda Fire District runs a weed abatement program each year. Homeowners who are concerned about fire danger in neighbors' yards should call Grace at 258-4525 who will direct them to Firefighter Julie Mulliken who is in charge of the weed abatement program.

Ken Coates will forward this information to Jim Sauerberg to add to the Campolindo HOA website.

Cathleen Hoffman will contact the homeowner with this information and the matter is considered closed.

4b) Congestion at the top of Paseo Grande: Congestion and parking. (Pat Moran). Deferred

4c) Can the board send an eMail to homeowners to post flags (Sandy Sanderson). Deferred

4d) Traffic by the high school (Cathleen Hoffmann) Deferred

4e) Inoperable cars in people's driveways. (Matt Herrington) If the car is registered there is nothing we can do.

According to the Moraga Municipal code, there is a 72 hour limit for cars parked on the street. If a homeowner thinks a car has been parked longer than 72 hours or another resident is doing major repairs in their driveway, they should contact the police. Irene Gessling will contact the homeowner with this information and the matter is considered closed.

7. New Business

Recruiting lifeguards: Andy Berkes talked to Laura Larson and got recommendations and contact information for last year's lifeguards. He has put together information about certification classes in our area (Soda Center & Heather Farms). He is open to anyone who wants to apply for a job. He will be setting up an informational meeting in the next month. Andy will get certified as a life guard so he can fill in if necessary. He will be getting a local cell phone number so he will be easier to contact.

The board needs to decide what to pay lifeguards this year. Andy will discuss it with Laura Larson and make a recommendation. Andy will eMail Irene Gessling and the Swim Team board with his contact information so it can be posted to both websites.

Irene Gessling closed the meeting at a 9:03 PM.