

# Campo HOA Board Meeting 6/08/09

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

Irene Gessling called the meeting to order at 7:35 PM.

**Minutes:** The minutes for the May 11, 2009 board meeting were unanimously approved, with one revision to item 5b.

1. **Financial & Operations Report:** (Brad Ward): Everyone has paid their dues except one household. Andy Berkes purchased lifeguard uniforms. We are over budget for pool repair by about \$2,000 so far. It will probably be higher because more skimmers need to be replaced. Lon Coates and Irene Gessling will produce an insert to be included in the next HOA dues billing to cover: fire safety, CERT, and parking issues for upcoming swim meets. The billing will direct people to go to the HOA website to update their eMail address.
2. **Cabana Club Repairs/Top 4 Improvements:** (Mike DeChenne & Cathleen Hoffman): On hold due to budget issues.
3. **Status of Homeowner Directory:** (Mike DeChenne): deferred.
4. **Update on Street Light & Paving:** (Irene Gessling and Sandy Sanderson): deferred.
5. **CHOA Member Requested Items:**
  - 5a) **Congestion at the top of Paseo Grande:** Congestion and parking. (Pat Moran): It is a public street so there is nothing the HOA can do about it. The city will remove vehicles in the event of an emergency. The matter is considered closed.
  6. **Responding to Neighborhood Requests:**
    - 6a) A homeowner complained about another homeowner's front yard landscaping: A letter was written to the homeowner who complained. It said the interpretation of the CC&R's is highly subjective. The Board feels that the home has a natural landscape and did not violate section 7.04. The matter is considered closed.
    - 6b) **Commercial van parked at home:** The Board has contacted the homeowner and informed them that they are in violation of Section 8.11 of the CC&R's. We have asked them to comply and contact us if they have any questions. The matter is considered closed.
    - 6c) A homeowner asked the board whether it would pay for fixing the cracked sidewalk in front of his house. The board informed the homeowner that the Moraga Municipal City Code (Sidewalks – Section 12.04.010) states that: "The owner of a parcel of real property which fronts on any portion of a sidewalk area between the property line of the parcel and the street line, including a parking strip and curb, is responsible for the repair and maintenance of the sidewalk area and shall pay the cost and expense of repair and maintenance." The matter is considered closed.
    - 6d) The owner of a trailer was informed that parking the trailer on the street violates section 8.11 of the CC&R's. The matter is considered closed.
    - 6e) Cathleen Hoffman will contact the police department to see if we can get a portable radar trailer to help slow down speeding on our streets.
7. **New Business.**
  - BBQ: (Lon Coates): While investigating BBQ's he found one that would fit on top of the existing grill and could be built-in later. It is available locally, and costs around \$2200 including a roll top. A motion was passed to buy the grill if it can be installed by the 4<sup>th</sup> of July.

**Swim Team** (Pat Moran): Parking lot attendants will be posted for OMPA. The swim team wants to use part of the guest fees (\$3200 out of \$9000) to pay for lifeguards during swim meets and Brad's expenses associated with the swim team. The matter was tabled until November when next year's budget is discussed.

The next social events are the Chili cook-off on June 20<sup>th</sup> and the Labor Day picnic. Lon Coates will ask Jim Sauerberg to update the HOA website to cover these events.

Irene Gessling closed the meeting at 9:10 PM.