

**Campolindo Homeowners Association
Annual Meeting Minutes
January 27, 2009**

Official Meeting

- 1) Greg Wilson, the President, called the meeting to order at 7:39 p.m. There were 22 members (including 8 board members) at the meeting plus 118 proxy forms. Mr. Wilson announced that a quorum was met and the meeting could officially proceed. Board members present included: Greg Wilson - President, Cathleen Hoffman - Secretary, Nazzi Nazeri - Social Committee, Jim Cunnane - Streets and Safety, Pat Moran - Pool Operations, Irene Gessling - Public Affairs, Sandy Sanderson -Treasurer, and Lon Coates - Social Committee. Mike DeChenne, V.P., was absent.
- 2) Mr. Wilson introduced the Board members and the new pool manager, Andy Berkes.
- 3) The 2008 draft minutes were reviewed and by motion duly made and seconded, they were unanimously approved pending a change to Item 9 of the Actions for the Board to Address in 2008. Item 9 was changed to "Talk to town about what can be done about the water coming through the road at Campolindo Drive and Paseo del Rio."
- 4) Next on the agenda was the election of new board members to replace retiring members Greg Wilson, Nazzi Nazeri, and Jim Cunnane. Mr. Wilson announced the candidates nominated by the Board to serve for a 3 year term. They were Ken Coates, Matt Herrington, and Mark Orders. Mr. Wilson opened the floor for other nominations but none were offered. Mr. Wilson closed the nominations.
- 5) The Board nominees introduced themselves to the members.
- 6) Mr. Wilson called for a vote regarding the election of the nominees as a slate of Directors. By motion duly made and seconded the nominees were approved unanimously by a hand vote and a vote of all of the proxies.
- 7) By motion duly made, seconded and unanimously approved, Mr. Wilson adjourned the official meeting at 7:52 p.m.

Informational Meeting

1) Operations and Financials – Brad Ward

- a. Balance Sheet - \$259,000 in cash, all homeowners paid except the abandoned house on Calle La Montana.
- b. Budget Comparison – expenses are on target. We had extra funds so money was moved into a reserve account for future capital improvement projects.
- c. 2009 Budget – increases due to cost of living, pool runs 6 am to 10pm so it is difficult to reduce electrical costs, solar panels help keep the pool warm.
- d. Reserves – similar to depreciation schedule, but used current cost and estimated life. Reserves = \$190,000. Solar panels are new and will last 20 years.
- e. Dues were raised this year because we have an aging facility and we need money to cover the cost of future replacements. Our reserves account is 68% funded at \$190,000. Goal is to be 100% funded.

2) Review of 2008 Board Accomplishments – Greg Wilson

- a. **Can the bicycle lane on Moraga road be used for parking during special events?** While there are some restrictions on weekdays, bike lanes are open even when cars are parked on Moraga Road.
- b. **Talk to the Town about street lights on Campolindo Drive by the High School.** Soda Center upgrade did not include a provision for lighting. According to Town officials, a light may cost \$25,000-\$35,000. The town does not have any money for a light. The board believes street lighting is the responsibility of the town so will continue to work with the town for lighting on Campolindo Drive near the baseball field.
- c. **Talk to the High School about dangerous Monterey Pines at the end of Campolindo Drive.** Dead trees were removed in the spring of 2008.
- d. **Consider increasing late fees on delinquent dues.** Only one homeowner is late so the board decided to work with late payers on a good faith basis and not charge a late fee. First half of fees are due December 31 and are considered delinquent 30 days later or February 1.

- e. **Contact Town about cell phone connections on Campolindo. Can an additional cell tower be allowed?** The board sent letters to Verizon, Sprint, and T-Mobile. Verizon indicated they will only respond to specific complaints of customers and Sprint returned a letter indicating that there are 5 towers within 2.5 miles and another going in soon. Homeowners are encouraged to contact their providers concerning poor connections.
- f. **Put Landscape plan on Web site.** On hold until the board reviews and considers other capital improvement needs.
- g. **Talk to Town about road repair. Can this be done after the Moraga Road work is completed?** Moraga Road will be resurfaced from Sky Hy to the High School during the summer of 2009. The board will ask the town if some of our streets can be resurfaced as well. While the town may not have money for resurfacing, they do have a \$100,000 budget to repair pot holes. Homeowners are encouraged to contact Dan Bernie at Public Works for the repair of pot holes. His number is (925) 888-7025. Mr. Bernie will need to know the street name, the address of the house closest to the pothole, and the nearest cross-street.
- h. **Complete overall landscape plan and start to implement in 2008. Will need 5-10 years.** This is a long term project and the board will continue to review capital improvement needs over the next few months.
- i. **Talk to town about what can be done about the water coming through the road at Campolindo Drive and Paseo Del Rio.** The town is aware of springs under the road. They fixed a leak coming from the pool, but the leak returned.
- j. **Visibility at Calle la Montana and Campolindo Drive.** Shrubs were removed and visibility was improved.
- k. **Flag Pole.** A removable pole was installed at the pool. Several homeowners are still discouraged by the lack of flags displayed on national holidays. George counted 191 flags on July 4th and 12 flags on Martin Luther King Day.

3) Other Business

- a. **Robberies –** The DeChennes were robbed during the daylight over the summer. We had three additional robberies in December. A flyer was distributed with safety precautions. Homeowners asked what happened to the Neighborhood Watch Program and recommended it be reenacted. Other suggestions included putting trash cans away immediately, introducing yourself to neighbors and let them know when you are gone, notify police when you are away and giving the police contact information while you are gone. Additional police suggestions are posted on the CHOA website at www.campo-hoa.org
- b. **Website and Emails:** Jim Sauerberg maintains the website. Give him your email address if you want email notifications. A homeowner suggested that the board collect email addresses with dues.

4) Actions for the Board to Address in 2009

- a. **Fire Risk -** Can we ask the fire department to assess our risk for fire due to the overgrowth of trees? If the fire department cannot help, can we ask them for a referral?
- b. **Congestion at the top of Paseo Grande –** Many people park at the end of Paseo Grande to hike the trail. Can they park there? Do they block parking for emergency vehicles? Can we control hikers who wipe mud off their shoes onto the sidewalks and curbs? Can we control kids who park there and enter the park at night?
- c. **Flags –** Can the board send an email to homeowners reminding them to display flags on national holidays?
- d. **Traffic by the High School –** The high level of traffic at the high school poses a safety issue and causes delays. One homeowner counted 53 cars parked on one street in our neighborhood. Can the board look into ideas that will reduce the number of parked cars in our neighborhood?
- e. **Cars Parked Permanently in Driveways –** Cars can be parked on the street for 72 hours. Do we have a rule concerning a time limit for cars parked in driveways?

By motion duly made, seconded and unanimously approved, Mr. Wilson adjourned the meeting at 8:50 p.m.