

# Campo HOA Board Meeting 02/08/10

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

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

**Minutes:** The minutes for the January 11, 2010 board meeting were unanimously approved.

1. **Installation of New Board Members:** (Irene Gessling) Jill Malley, Laura Larson, and Ethar Ramatala. The new board members will eMail Ken Coates their street address, home and cell phone numbers, and eMail address so a new board roster can be prepared to be distributed to the board.
2. **Election of New Officers:** President: Mark Orders, Vice President: Cathleen Hoffman, Secretary: Ken Coates, Treasurer: Sandy Sanderson, Pool Operations: Laura Larson, Streets & Safety: Pat Moran, Public Affairs: Matt Herrington, Social Committee: Jill Malley, Social Committee: Ethar Ramatala.
3. **Meeting Locations for 2010:** Members should pick a month using the on-line calendar. Ken Coates will host next month's meeting.
4. **Financial & Operations Report:** (Brad Ward): No change since the annual meeting. The books have gone to the auditors. Brad will contact Jim Sauerberg and tell him to remove the previous year's information and provide him with the new information including the Reserve Study. The contractor has finished re-doing the skimmers. The coping on lap pool still needs to be replaced. The roof of the building is leaking. Brad will get bids to replace it with composition shingles so it will be compatible with a possible swim team scoreboard. The phase converter is still making noise and should be replaced for about \$1000. We should add another circuit to the shade structure with the solar panels on the roof. We often trip the breaker during swim meets. Brad will get bids for this work.
5. **Proposal to extend pool to adult swim in April/Oct** (Brad Ward for financial impact): It would be \$50/week for a janitor to clean the bathroom and there is no trash pickup. The pumps will have to be run 24 hours/day; he estimates that it would be around \$1000/month. A motion was proposed and passed to allow early morning adult-only swimming during the regular pool season (May-Sept.) with the option of extending it through October.
6. **New Scoreboard at the Pool:** (Paul Gessling): deferred.
7. **Lifeguard & Pool Manager Job Descriptions and can new lifeguards apply** (Brad Ward): Brad will work Laura Larson and Andy Berkes on this and report back to the board next month.
8. **Chamber of Commerce Request** (Brad Ward): The Moraga Chamber of Commerce has requested contact info and our calendar to include on their website. We don't need to do anything on this.
9. **Update on Street Light** (Sandy Sanderson): Matt Herrington will work with Sandy on this issue.
10. **Speeders in our neighborhood –TAR Update** (Mike DeChenne): Pat Moran will follow through on this issue.
11. **Abandoned Home at 316 Calle La Montana – Lien Letter** (Sandy Sanderson): Cathleen Hoffman has provided Sandy with the legal description of the home. Matt Herrington will try and attend the next town council meeting where this house is discussed.
12. **Friday Night Social:** The board is considering scheduling a Homeowner's social one Friday a month. A sign would be posted encouraging all homeowners to attend. The Social Committee will come up with a calendar of dates. The board is also considering extending the pool hours on Friday. The issue was tabled until the next meeting.
13. **CHOA Homeowners Annual Meeting topics:**
  - a) **In the middle of the summer with the swim team going on there are some neighborhood wide events and the signs at the pool are never clear about whether the event is for the swim team or for the whole neighborhood:** Deferred.
  - b) **Some homeowners meet at the pool on Friday nights. Can there be more publicity about this? : Outside families are using the pool during these events, which is inconsistent with the agreement that was made to bring outside families into the swim team.** This was discussed during the meeting.
  - c) **The board likes to deliver news by EMail. What if you don't have eMail?** Deferred.
  - d) **What are the advantages of having a homeowner's association? The cross section of the neighborhood has changed. Perhaps the board should put out information about what is the purpose of the homeowner's association.** Deferred.

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- e) **What about homeowners who want to use the pool during the morning (8:00 AM) when the swim team is operating?** Deferred.
- f) **Are there a significant number of people who use the BBQ who are not swimmers?** Deferred.
- g) **What if you want to use the BBQ without a reservation?** Deferred.
- h) **Are there a maximum number of people you can invite to function?** Deferred.
- i) **The Pool building is 40 years old. What is the plan to rebuild it?** Deferred.
- j) **What can we do to get more participation at the annual meeting?** Deferred.

## **14. Pool Rules for Swim Team Packet:**

The team is proposing a 16% fee increase for HOA families (\$320 to \$380 per swimmer) while Guest Family dues remain at \$150 per swimmer with a \$300 cap per family. The fee for 15-18 swimmers will be increased from \$120 to \$150. Jill Malley thinks the guest policy should be included the agreement rather than just a reference to the website. The gate by the parking lot should be locked and the gate by the office should be open with a signup sheet. People shouldn't be allowed to come in without signing in. Every day the signup sheet should be torn off and put into an envelope with the fees collected. A letter from the swim team board should go out saying that the swim team needs to police its own members regarding guests and make sure people sign in.

A motion was proposed and passed that with those changes (including the guest policy in the swim team packet, and the letter from the swim team board regarding guests), the board approves the swim team packet.

## **15. Jim Sauerberg Calendar eMail request (who will coordinate web & eMail lists going forward):**Deferred.

## **16. Dates to watch:** Ken Coates will send out the document to the board.

### **New Business:**

- a) Security light on parking lot. Ken Coates asked if a security light could be installed on our property with a motion detector as a deterrent. Brad Ward will get a quote from the electrician for this work.

The next board meeting will be on March 8, 2010 at Ken Coates's house.

Newly elected President Mark Orders closed the meeting at 9:10 PM.