

# Campo HOA Board Meeting 03/08/10

**Members Present:** Mark Orders – President, Cathleen Hoffman – Vice President, Ken Coates – Secretary, Sandy Sanderson – Treasurer, Pat Moran – Streets & Safety, Laura Larson – Pool Operations, Jill Malley – Social committee, Matt Herrington – Public Affairs, Ethar Ramatala – Social committee. **Managers present:** Brad Ward **Managers absent:** Andy Berkes.

Mark Orders called the meeting to order at 7:35 PM.

**Minutes:** The minutes for the February 08, 2010 board meeting were unanimously approved.

1. **Pool Guest Fees** (Chris Maher): There is a problem with the daily guest fees. Some neighborhood families would like to offer seasonal pool memberships to a limited number of non-resident families whose children are on the swim team. As a trial, in 2010, they would like to offer season passes to a limited number guest swim team families who have a long history with the swim team. Only immediate family members of guest families under this test plan would be allowed. They would also like to raise the guest fee to \$5; that is what the Soda Center charges for lap swimming.

Discussion: The Board identified the proposal as raising two issues: (a) whether a seasonal pool membership should be offered to some non-resident swim team families and (b) what measures can be taken to enforce payment of guest fees. The Board feels the main problem is with the collection of fees when non-members enter the pool. Various proposals were discussed, including adding a lifeguard during peak hours and having them rotate through the position of monitoring the guest sign-in table and a pre-paid guest card that residents could purchase that would charge a reduced guest admission fee for those who purchase it. The punch card would have the name of the homeowner on it. So when the homeowner shows up with a guest, the name on the punch card can be verified.

If we offer seasonal pool memberships to non-homeowners, a vote of the homeowners may be required.

A motion was made by Cathleen Hoffman to have additional staff available during peak pool hours to enforce sign-in and the payment of guest fees. The motion was carried. Brad Ward will report on how this would affect the budget at next month's meeting.

The issue of increasing the guest fees and selling punch cards was tabled until next month.

2. **Scoreboard** (Paul Gessling): deferred.
3. **Financial & Operations Report:** (Brad Ward): Twenty-five homeowners have not paid the January 2010 homeowner's dues. The second notice has gone out. In two weeks he will send out a certified letter. If homeowners haven't paid their dues, they can't sign up for swim team. We have a notarized lien on the Alothman house that Sandy Sanderson will have recorded.

The auditor finished the financials and they should be available at the next meeting.

The pool skimmers are finished. The coping stones have been ordered. They will be installed by the end of the month.

A new circuit is required for the shade structure; it will cost \$3000. Sandy Sanderson made a motion to proceed with this project; the motion was unanimously approved.

4. **Roof and Light Bid Update** (Brad Ward): He got two quotes. Quality Roofing had the most complete bid for \$7800. A motion was proposed by Sandy Sanderson to accept the bid. It passed unanimously.

Security Light: El Cerrito Electric came out and recommended running conduit from the building out to the edge of the parking lot on our side. A rough estimate of \$11,000 for two parking lot lights was given. PG&E will install lights too, so that is an alternative. This issue was tabled until we meet with the School District which may have a source of funds for lighting the parking lot.

5. **Lifeguard & Pool Manager Job Descriptions and can new lifeguards apply** (Brad Ward/Laura Larson): Laura Larson and Brad Ward met with Andy Burkes. Andy has sent letters to last year's guards offering them a job. He thinks it is important to hire some new kids to provide for future guards.
6. **Update on Street Light** (Mark Orders/Cathleen Hoffman): There is a meeting with the school district tomorrow (3/9/2010) to discuss the lighting of the parking lot and along Campolindo Drive. Cathleen Hoffman proposed that

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we agree to pay up to \$200/year for electricity and maintenance of the lights if the Town won't cover the cost. The motion passed unanimously.

7. **Campolindo High School – garbage & parking lot** (Mark Orders): Mark called the Acalanes School District. Their security guard found two needles in the parking lot. They have placed a garbage can in the parking lot. The principal was in the parking lot last Friday.
8. **Abandoned Home at 316 Calle La Montana** (Mark Orders/Sandy Sanderson): The city boarded up the house, put the car in the garage, and removed debris. They will continue to monitor weekly and bill the owner for work performed. They will try to work with the homeowner to make the house habitable.
9. **Speeders in our neighborhood –TAR Update** (Pat Moran): deferred
10. **Jim Sauerberg Calendar eMail request (who will coordinate web & eMail lists going forward)**: Brad Ward will work with him to see what documents need to be on the web site and how to handle the eMail addresses.
11. **Friday Night Social**: deferred.
12. **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.
  - 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.

## 13. New Business:

None

The next board meeting will be on April 12, 2010 at the Moran's house at 19 Corte Mateo.

President Mark Orders closed the meeting at 9:13 PM.