

Campolindo Homeowners Association  
Annual Meeting Minutes  
January 26, 2010

Official Meeting

- 1) Irene Gessling, the President, called the meeting to order at 7:34 p.m. There were 31 members (including 8 board members) at the meeting plus 61 proxy forms. Irene Gessling announced that a quorum was met and the meeting could officially proceed. Board members present included: Irene Gessling – President, Mike DeChenne – Vice President, Ken Coates – Secretary, Cathleen Hoffman – Streets & Safety, Pat Moran – Pool Operations, Matt Herrington – Public Affairs, Lon Coates– Social committee, Mark Orders – Social committee. Absent: Sandy Sanderson – Treasurer.
- 2) Irene Gessling introduced the Board members, the Pool Manager Brad Ward, and the Pool Director Andy Berkes.
- 3) The 2009 Annual Meeting draft minutes were reviewed and by motion duly made and seconded, they were unanimously approved.
- 4) Next on the agenda was the election of new board members to replace retiring members Irene Gessling, Lon Coates, and Mike DeChenne. Irene Gessling announced the candidates nominated by the Board to serve for a 3-year term. They were Jill Malley, Laura Larson, Ethar Ramatala. Irene Gessling opened the floor for other nominations but none were offered. Irene Gessling closed the nominations.
- 5) The Board nominees introduced themselves to the members.
- 6) Irene Gessling 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, Irene Gessling adjourned the official meeting at 7:38 p.m.

Informational Meeting

- 1) Operations and Financials – Brad Ward
  - a. Balance Sheet - \$279,761 in cash.
  - b. Dues Receivable: There is \$5089 in dues receivable from the abandoned house on Calle La Montana. We are updating our lien on this house.
  - c. Reserves: The replacement balance is 83% funded.
  - d. Maintenance: Coping on the lap pool needs to be replaced.
  - e. Budget Comparison: We spent more on repairs this year than the budget because we replaced the BBQ. We didn't spend as much on Buildings & Grounds Maintenance as the budget; it was mostly spent on tree maintenance. We were \$4000 over budget on Pool Maintenance to satisfy the Virginia Baker Graham Act to replace the pool grates. We also replaced the lap pool covers and we bought a new pool cleaner. We were over budget on pool chemicals. We switched suppliers which should save us 50% on chemicals going forward, but we had a onetime \$2000 purchase of a tank. Our taxes are under budget because our accountant said that we didn't have to pay taxes on interest on reserves. We got a refund for taxes paid last year. We spent \$12,365 on major repairs to replace six pool skimmers. The remaining three skimmers will be replaced for an additional \$6000.
  - f. 2010 Budget: The 2010 budget is very similar to last year. We didn't increase the dues.
- 2) Review of 2009 Board Accomplishments – Irene Gessling
  - 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?  
March 2009 Board Meeting: 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 was a meeting on fire preparedness sponsored by the area fire departments on April 29<sup>th</sup> from 7-9 PM at the Orinda Library Auditorium (26 Orinda Way). Lon Coates attended 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.

Lon Coates provided pamphlets on fire preparedness at tonight's meeting.

- 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?  
June 2009 Board Meeting: (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.
- c. Flags – Can the board send an email to homeowners reminding them to display flags on national holidays?  
May 2009 Board Meeting: (Sandy Sanderson): The board considered a request by a homeowner to send emails to all homeowners in advance of certain holidays requesting that homeowners display their flags. After discussion, the board decided this fell into the category of a personal request that falls outside of the purposes of the homeowners' association and use of board resources and, on that basis, declined to approve the request.
- 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?  
April 2009 Board Meeting: (Cathleen Hoffmann): There is nothing that we can do about it; these are public streets.
- 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?  
October 2009 Board Meeting: A trailer was parked in a driveway. The President wrote a letter to the homeowner and the trailer was removed.  
December 2009 Board Meeting: Two inoperable cars were parked in driveways The President wrote a letter to each homeowner and the cars were removed.
- f. Eagle Scout trail project finished  
April 2009 Board Meeting: The board pledged money for this project. It was completed under budget and the total comes to \$150.61
- g. Potluck (Sunday May 31st 5-7 PM)  
May 2009 Board Meeting: Included a disaster preparation presentation by an area CERT representative.
- h. Chili Cookoff (Saturday June 20<sup>th</sup>)  
June 2009 Board Meeting: A fine time was had by all.
- i. New BBQ installed at the pool  
June 2009 Board Meeting: It was installed before the July 4<sup>th</sup> weekend. The board has received many compliments about the new BBQ.
- j. Posting Rules for the board on the fence at the pool  
July 2009 Board Meeting: The board made it clear that only the board and the swim team may post notices on the board.
- k. Halloween Safe Stands  
November 2009 Board Meeting: This event went very smoothly and was appreciated by the homeowners who stopped by.
- l. Street Light near the high school  
This has been a long-term request by the board.  
December 2009 Board Meeting: Irene Gessling, Sandy Sanderson, and Brad Ward met with Chris Learned of the Acalanes School District on November 11<sup>th</sup>. Mr. Learned said that he can provide bond money to pay for the construction a street light if the town will maintain it and pay for the electricity. Irene Gessling will write a

follow-up letter to the Acalanes School District and will get us on the town council agenda to get approval.

- m. **Speeders in our neighborhood**  
December 2009 Board Meeting: Mike DeChenne met with the town's traffic safety committee. The Chief of Police agreed there is a problem. The town has decided to use our neighborhood as a test for a radar speed sign. This sign will collect statistics on speeding so its effectiveness can be determined.
- n. **E Mail distribution:** We have 200 homeowners on our eMail distribution list.
- o. **Homeowner directory supplement**  
December 2009 Board Meeting: A supplement to the homeowner directory was sent out along with the December billing.
- p. **Abandoned house at 316 Calle La Montana:** Irene Gessling and Sandy Sanderson have attended several town meetings about this house. Matt Herrington attended the last meeting. The Moraga Town Council is very interested in having the house either sold or rented. The board encourages community members to attend the next town council meeting when this issue is on the agenda.

**Thanks to Pool Manager:** The board expressed its thanks to the Pool Manager Brad Ward.

**Website and Emails:** The board expressed its thanks to Jim Sauerberg who maintains the website.

### 3) Input from Homeowners

- 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:
- 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.  
The first part of this question was asked by Erin Nyhan  
Homeowners can reserve the pool if they want to have event.  
Jill Malley (the second half of the question) expressed concerns that people other than homeowners are using the pool during these events.  
One homeowner felt that it would be better if it took place in someone's backyard.  
Homeowners are allowed to have guests at the pool, but they must pay \$2.
- c. **The board likes to deliver news by EMail. What if you don't have eMail?**  
The board also distributes printed information delivered directly to homeowner's houses.
- 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.**
- e. What about homeowners who want to use the pool during the morning (8:00 AM) when the swim team is operating?  
The swim team must leave 1-2 lanes open in the lap pool for homeowners
- f. Are there a significant number of people who use the BBQ who are not swimmers?  
This question was asked by Bob Reidelberger.  
Andy said: in order to reserve the BBQ for a function, a homeowner must request the BBQ using a form. Most people who use the BBQ also use the pool. There were a small number of people who used the BBQ and not the pool.
- g. What if you want to use the BBQ without a reservation?  
This question was asked by Bob Reidelberger.

If no one is signed up to use the BBQ, then any homeowner can use the BBQ. They are responsible for cleanup.

- h. Are there a maximum number of people you can invite to function?

This question was asked by Bob Reidelberger.

The average size of the groups using the BBQ are about 10-> 25/30.

- i. The Pool building is 40 years old. What is the plan to rebuild it?

This question was asked by Roger Wylke.

We would need to get a special assessment, which is difficult to obtain. We would have to comply with ADA requirements.

The roof could be replaced at any time. We could file a Cal-Shake claim.

We don't have a reserve for replacing the building.

We don't have much land to expand the building.

- j. What can we do to get more participation at the annual meeting?

People come when they have issues they want addressed.

Ken Coates' comment: We should make sure the sign announcing the meeting is out from Jan 1 onward at the pool.

By motion duly made, seconded and unanimously approved, Irene Gessling adjourned the meeting at 8:44 p.m.