

OAKMONT

IN THE VALLEY OF THE MOON

**Oakmont Village Association (OVA)
Board of Directors Business Meeting Minutes
February 16, 2016 – 1:00 PM – Central (Berger) Auditorium
6633 Oakmont Dr, Santa Rosa CA 95409**

1. Roll Call – Establishment of a Quorum – Call To Order

President **Frank Batchelor** called the meeting to order at 1:08 PM, noting a quorum of seven Board members were present: President **Frank Batchelor**, Vice-President **Andrea Altman**, Treasurer **Elke Strunka**, Secretary **John Felton**, and Directors **Bob Giddings**, **Alan Scott** and **Herm Hermann**. Also present were Association Manager **Cassie Turner**, Executive Administrative Assistant (EEA) **Cathy Dougherty** and approximately 49 residents.

- 2. Adopt Meeting Agenda & Announcements** - President **Batchelor** asked Secretary **Felton** to be Time Keeper and EAA **Dougherty** to be Task Master. President **Batchelor** referred members to Item 9. A. and explained the Board extended the deadline for self-nomination(s) to 5 PM today 02-16-16. President **Batchelor** announced Item 9.B. is removed from the Agenda as the Audit Report is not complete. He announced Item 9.C. is moved to the top of the Agenda. President **Batchelor** called for a motion to adopt the meeting Agenda as amended.

On motion duly made and seconded (Hermann/Altman) the Board voted unanimously to adopt the meeting Agenda as amended.

- 9. C. Nominating Committee Chair Susan Heidenreich** asked Nominating Committee member **Tony Lachowicz** to read her report. He announced the slate of six 2016-2017 OVA Board Candidates: Andie Altman, Karen Krestensen, Pat Olive, Harriet Palk, Tom Samarati and Gloria Young. He said candidate biographies and photos have been published in Feb 15th Oakmont News and will be published in the Mar 1st edition. Also, candidate photos and biographies are posted on OVA's website. **Tony** reminded everyone that the Candidates Forum is tonight, Feb 16, 2016, at 6PM in the Central (Berger) Auditorium.

On motion duly made and seconded (**Hermann/Felton**) the Board voted in the majority (**Altman recused herself from voting**) to accept the 2016-2017 OVA Nominating Committee's slate of six OVA Board candidates.

President **Batchelor** announced self-nominated 2016-2017 OVA Board candidate **Ellen Leznik**.

3. Open Forum

The following residents commented on the noted topics: **K Oswald & L Bonomi** commented about OVA Board's handling of the Jan 24, 2016 Special Member Meeting.

OAKMONT VILLAGE ASSOCIATION

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4. **Announcements, Executive Meeting Summaries - Batchelor**
 - A. President **Batchelor** announced that lease negotiations regarding OVA's Administrative Office space at 6575 Oakmont Drive continues and should be completed soon.

5. **Consent Calendar** – There were no changes to the consent calendar.
On motion duly made and seconded (Altman/Giddings) the Board voted unanimously to accept the Consent Calendar.

6. **Treasurer's Report** – Treasurer **Strunka** – Read the 2016-01-31 OVA Financial Summary. She included explanations regarding special expenses.
On motion duly made and seconded (Hermann/Scott) the Board voted unanimously to approve the Treasurer's reports.

7. **2016 FEB – AM Turner Manager's Report** – *(A copy is in today's handout)*
AM Turner addressed resident comments that she and the Board are spending “too much money” on attorney fees. She explained that some of these fees range from a combination of continuing architectural issues and violations to dealing with the removal of underage residents and also dealing with constant challenges of the Boards' and Manager's decisions and having to defend their actions.
 Secretary **Felton** summarized the status of the East Facility balcony, explaining that the Board is considering options to repair, replace or remove the balcony. He added that the Board is working on the best solution with the lowest cost.

8. **Additional Reports (Beyond What Appears In Committee Meeting Minutes)**
 - A. **OCDC** – Chair **Sue Millar** reported updates on the following topics:
 1. Wild Oak community lawsuit to prevent cyclists through their property;
 2. SR City not very interested in the percent ratio of Kenwood renter v. owner occupants;
 3. Greenway pathway from Summerfield through Annadel SR City meeting Feb 20, 2016, 10-Noon;
 4. OCDC's top Agenda item is the Bicycle path;
 5. Bike Trail;
 6. The unauthorized display of 'antique farm equipment' on property adjacent to Melita Rd & Hwy 12 West is slowly being cleaned up. Also, a hearing on the subject is scheduled Feb 26, 2016 at 10:30 AM in Sonoma County Offices.

9. **New Business Items**
 - A. Deadline for Name on Election Ballot & Self Nominations – *Explained in President Batchelor's opening remarks.*
 - ~~B. Accept OVA 2015 CPA Audit Report – Strunka – Action Removed from the Agenda.~~
 - C. Nominating Committee 2016 OVA Board Candidates – *Board action earlier in the Agenda.*
 - D. 2016 OVA ARF Projects – **Discuss/Action** Board acted as noted on the following ARF Expenditures:
 - Replace Berger Sign - \$8,000 - “Pass at this time”**
 - CAC Landscape Replacement - \$54,450 – “Pass at this time”; Weed area for now.**
 - All 4 Saunas - \$55,200 – “Update, sand and cleanup”**
 - East Rec Entrance Sign - \$8,500 – “Replace, task LIC to vet design, materials and report to Board”**
 - East Rec Pool and Spa Saline Conversion - \$77,248 – “Approve pool & deck repairs at this time”**
Or “Substitute with CRC Pool & Spa & push ERC to 2017”
 - East Pool Metal Fencing Repair** – Facility Manager **Aubert** recommends repair rusted fence sections.
 - West Rec Sign Replacements (2) - \$13,000 – Defer until East sign design, materials reported by LIC.**
 - West Rec Tennis Court Resurface - \$17,500 – Manager Turner to bring Board quotes for resurfacing West Tennis Courts.**
 - E. **Capital Projects Committee** – Appoint Committee Members – **Hermann - Discuss/Action**

On motion duly made and seconded (**Felton/Scott**) the Board voted unanimously to approve the Ad Hoc Capital Projects Committee (CPC) and its eight members: Chair **Hermann**, members **Altman**, **Brownlie**, **Cirksena**, **Johnson**, **Lyons**, **Sanar** and **Brero-Gow**. Two members from the Berger Improvement Committee, **Klyn** and **Whitten** will offer part time support to the CPC regarding that facility. Facility Manager **Aubert** will serve as Staff Liaison.

Chair **Hermann** explained three sub-committees of CPC members will be assigned to study: 1. General Facility (East & West) Space Needs; 2. Central Facility Specific Space Needs (Berger & CAC); 3. Communications – which group will present timely progress reports for VOA member information.

Chair **Hermann** explained the CPC's primary responsibility is to study and exam facility space and utilization needs of Central facility complex.

- F. Group Recognition Request – “Oakmont for Bernie”- Vince Taylor-100% Oakmonters –
Discuss/Action

On motion duly made and seconded (**Altman/Strunka**) the Board voted unanimously to disallow the “Oakmont for Bernie” Group Recognition Request because it doesn't comply with current policy.

10. Unfinished Business Items - None

11. Future Board Meeting Agenda Recommendations

12. Review Meeting's Task-Master List

- A. Manager **Turner** Update OVA Election Rules. She suggests deferring this for action by the 2016-2017 Board.
B. Manager **Turner** to bring Board quotes for resurfacing the West Tennis Courts.

- 13. Adjournment** President **Batchelor** adjourned the meeting at 2:35 PM.



Frank Batchelor, President

3/17/2016
Date



John R Felton, Secretary

3-17-16
Date