

OAKMONT

IN THE VALLEY OF THE MOON

Oakmont Village Association (OVA)
Board of Directors Business Meeting Minutes
August 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 **Andie Altman** called the meeting to order at 1:03 PM, noting a quorum of six Board members present: President **Andie Altman**, Vice-President **John Felton**, Secretary **Frank Batchelor**, and Directors **Herm Hermann**, **Ellen Leznik** and **Gloria Young**. Treasurer **Elke Strunka** was absent. Also present were Association Manager (AM) **Cassie Turner**, Executive Administrative Assistant (EAA) **Cathy Dougherty** and approximately 116 members.
- 2. Adoption of Meeting Agenda –** President **Altman** called for a motion to adopt the Agenda. Director **Batchelor** asked to move Item 7. C. 1) off the Consent Calendar to new business agenda for discussion. Director **Young** asked to move Item 12. A. 1., 2., & 3. to the Sep 20th business meeting when our Treasurer is available for discussion. Director **Leznik** asked to move Item 7. A. 1. & 2. off the Consent Calendar to the regular business calendar for discussion and to change the heading to “... July & August ...Minutes”. *On motion duly made & seconded (Hermann/Young) the Board voted unanimously to adopt the meeting Agenda as amended.*
- 3. Introduction Sugarloaf Custom Crush Principals, Ronald Du Preez & Joe Reynoso –** President **Altman** announced principals of Sugarloaf Custom Crush facility will speak to the board and members this afternoon. **Joe Reynoso** introduced himself as CEO and Partner and introduced his partner COO & GM **Ron DuPreez**. **Ron** made a brief power point presentation illustrating the facility layout, vineyard, irrigation & rain water detention pond. They responded to questions from members about truck noise, crush noise, tasting room facility, number & size of annual events.
- 4. Path to Trione-Annadel Adjacent to Large RV Storage Facility – Status Report – Hugh Helm** explained the history of the waste water treatment facility and adjacent RV facility property owner, who has recently posted “No Trespassing” signs along his paved access road to the Trione-Annadel path. He introduced SR City Planner Jennifer Burke and Jill Scott SR City Right of Way Agent, who spoke briefly about the present situation regarding the treatment facility.
On motion duly made and seconded (Leznik/Young) the Board voted unanimously (6 ‘For’) to approve the proposed Trione-Annadel bypass trail subject to receiving Santa Rosa City approval, review by OVA council and obtaining necessary insurance for public access.
- 5. OVA Members’ Open Forum** the following members/residents spoke to the Board:
1) T Lachowicz – Annadel path; 2) P Olive – Annadel path relative to community garden;

OAKMONT VILLAGE ASSOCIATION

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5. OVA Members' Open Forum *Continued*

3) S Phillips – publish Annadel path in Oakmont News or display publicly; **4) D McCulloch** – Annadel path; **5) [Ms] K Oswald** – Update Central Pool monitors behavior; **6) F Schretlen** – Board priority list; **7) [Mr] K Oswald** – Voluntary Annual Employee Appreciation Fund; **8) K Patterson** – her reputation attacked; **9) C Bettencourt** – shuffleboard removal & Pickleball costs; and **10) L Souza** – OVA Manager's authority; resident's conflict of interest; missed Pickleball vote 2016-07-19 Board meeting.

6. Announcements, Executive Meeting Summaries – Altman & Batchelor

- a. President's Announcements** – **1)** Pickleball negotiations continue; **2)** the OVA Office Lease is signed with KBJ and includes: **i.** a 5-yr lease with two 5-yr options; **ii.** 1st right of refusal new tenants; **iii.** 1st right of refusal re building purchase; **iv.** KBJ lease terms better than existing lease terms; **3)** OVA expects responses by September 2016 from four financial management RFP candidates: CFM, James Ernst, Riverside & PAS (for OAS); **4)** Berger update: the CPC will report later on Phase I. The project is going slowly. The Berger Improvement Committee was formed two years ago to recommend to the Board what can be done with the building. At a recent Board Workshop a structural engineer explained that the building can be brought to seismic code, but will be expensive. We are making progress. Interested residents are encouraged to talk with CPC members.
- b. Secretary's Summary 2016-07-19 & 2016-08-02 Executive Meeting Minutes.** *No Minutes summaries. The items were moved to the regular business Agenda.*

7. Consent Calendar

- a. Ratify June July and August Board Meeting Minutes:** *Moved to regular business Agenda.*
- 1) 2016-07-19 & 2016-08-02 Business & Emergency Board Meeting Minutes**
- 2) 2016-07-19 & 2016-08-02 Executive Meeting Minutes**
- b. Accept Committee Minutes:** Communications (CC) 2016-08-08; Finance Committee (FC) 2016-08-11; Landscape Improvement Committee (LIC) 2016-07-05; Oakmont Golf Club/Oakmont Village Association (OGC/OVA) Task Force 2016-07-21.
- c. Committee Recommendations:** *Moved to New Business Item 12. f.*
- 1) 2016-08-11 Finance Committee (FC) Shuffleboard Court Removal-Central Facility**

On motion duly made and seconded (Batchelor/Felton) the Board voted unanimously to accept the amended Consent Calendar.

On motion duly made and seconded (Felton/Hermann) the Board voted (4 "For", 1 – Leznik "Opposed", & 1 Young "Abstained") to accept the July & August meeting Minutes as presented.

- 12. b.** Director **Batchelor** asked to move the item up on the Agenda for discussion at this time (3:05 PM) because OGC GM Chuck Wood had been waiting since 1 PM to talk about the subject of OVA & OGC sharing the cost of maintaining three golf course restrooms (two on the west course at the 11th & 16th hole and one on the east course at the 15th hole). The Golf Club locked the three restrooms due to vandalism. Public users, residents and service providers, vigorously complained about locking them. OGC proposes sharing \$705 monthly expenses with OVA for \$350/month. Director **Batchelor** commented that OVA's Council **Manwell** agreed there is no conflict with OVA assisting the Golf Club.

On motion duly made and seconded (**Hermann/Batchelor**) the Board voted unanimously to authorize \$350 per month payable to OGC from OVA's Operating Fund, effective Sep. 1, 2016 for maintenance of 3 OGC restrooms through Dec. 2016 and include the item in next year's budget.

3:14 PM President **Altman** announced a 10-minute recess.

3:24 PM President **Altman** reconvened the Board meeting.

President **Altman** announced Director **Young** asked to move up **Item 12. c.** on the Agenda. She needed to leave the meeting early.

- 12. c.** Director **Young** summarized the various methods the Board employs to gather information from residents: **i.** Board meetings, **ii.** Workshops, **iii.** Videotaping meetings & workshops, **iv.** AM Turner's weekly e-blasts, **v.** Fireside Chats – She noted that attendance is low 5-7 people, **vi.** Oakmont News bi-monthly newspaper – delivered to all homes and published on the website "Just the Facts" editorials, **vii.** Social media provides residents a platform for posting their opinions. She noted the Board doesn't use this platform as it's not an effective way to communicate with members, **viii.** Send emails to individual Board members. If emails are sent to the whole Board, President **Altman** responds. The Board agreed to continue Fireside Chats until the end of the year.

3:35 PM Director **Young** asked to be excused from the meeting. She was excused.

- 8. Treasurer's Report – Strunka – 2016-07-31 Financial Summary** - President **Altman** announced Treasurer **Strunka** was absent due to an unforeseen emergency. Members present acknowledged they received a copy of the Treasurer's July Financial Report and it was posted on website & e-blast, there was no need to read it.

- 9. 2016 AUGUST – AM Turner Manager's Report – (A copy is in today's handout)**

AM Turner described in detail the facility improvement projects and their current status, which are included in her monthly report. She said the projects represent the Board's project priority list. She also described the distracting effects of "Nextdoor" posts. It's a phenomenon that will forever change HOAs, not just Oakmont. She read anonymous examples of threatening language in emails to the Board and Management from residents. She implored residents to "just calm down" because "we're all working for what's best for the community."

- 10. Additional Reports (Beyond What Appears In Committee Meeting Minutes)**

- a. Oakmont Community Development Committee (OCDC) – Chair Sue Millar** reported the Board of Supervisors accepted the language to for Community Separators to be published on the November ballot. She encouraged members to vote for them.

Director **Batchelor** asked the OCDC to track if a well is drilled by Sugarloaf Custom Crush. He's believes the effect may adversely affect OGC wells used for course irrigation. Chair **Millar** responded the Sugarloaf Custom Crush facility is built on "agricultural" zoned land, which doesn't require a permit for well(s).

Director **Leznik** motioned to adjourn the meeting and continue at a mutually acceptable time within the next 30 days. Motion failed for lack of a "second".

President **Altman** asked Directors to discuss postponing certain remaining Agenda items. The Board agreed to defer and reschedule the following items as noted in "red".

11. Unfinished Business Items

- a. **Central Project Committee (CPC) Report – Phase I** – Director **Hermann** agreed to *Move this item to the Board's Sep 6th Workshop.*
- b. **Policies/Procedures v Rules/Regulations** – **Hermann & Batchelor** *Deferred to a later meeting.*
- c. **East Rec Center (ERC) Sign** – **Turner** *Deferred to later meeting.*
- d. **Employee Appreciation Voluntary Fund** – **AM Turner** explained her proposed procedure and Directors discussed various options regarding the member/resident voluntary contributions toward an employee appreciation holiday fund.

*On motion duly made and seconded (**Hermann/Batchelor**) the Board voted in the majority (4 "For"; 1 **Leznik** "Abstain") to authorize **AM Turner** to set up a procedure for a Voluntary Holiday Appreciation Program for Employees.*

12. New Business Items – Moved to Sep 20th business meeting Agenda

- a.
 - 1) **Catastrophe Fund Update** – **Strunka**
 - 2) **Capitalization of Assets Policy Rev** – **Strunka**
 - 3) **Investment Policy Rev** – **Strunka**
- b. **Oakmont Golf Club/Oakmont Village Association (OGC/OVA) Shared Costs Golf Course Restroom Maintenance** – **Batchelor** *Moved up on today's business meeting Agenda*
- c. **Communications & Fireside Chats** – *Moved up on today's business meeting Agenda*
- d. **Group Recognition Request – Blues & Beyond – Ed Kelleher – 100% Oakmonters**
*On motion duly made and seconded (**Altman/Hermann**) the Board voted in the majority (4 "For"; 1 **Felton** "Abstained") to approve the group as long as they understand their recognition is subject to not disturbing other groups using the same facility.*
- e. **Referrals to Collection: 13701-063-01 (\$709.94) & 13700-121-01 (\$525.34)**
*On motion duly made and seconded (**Batchelor/Felton**) the Board voted unanimously to refer the two referenced accounts to collection.*
- f. **2016-08-11 Finance Committee (FC) Shuffleboard Court Removal-Central Facility**
AM Turner described the background to the topic. Directors described their understanding the project history.

*On motion duly made and seconded (**Batchelor/Felton**) the Board voted in the majority (4 "For"; 1 **Leznik** "Opposed") to approve the Finance Committee recommendation to remove the shuffleboard courts for an estimated \$35,000 by **Siri Construction**, the Central Sports Court contractor, at the time of the courts construction.*

*Director **Leznik** moved to immediately start work on shuffleboard to eliminate safety issues and work should start immediately. Motion failed for lack of a second.*

*Director **Felton** moved Director **Batchelor** seconded to temporarily put up yellow tape and withhold completion of the project until we can determine whether or not we can fold it into the Pickleball project. Directors **Batchelor** and **Felton** withdrew their motion.*

*Director **Leznik** believes and the Board agreed putting the tape around the shuffleboard courts would be an operational decision.*

13. Future Board Meeting Agenda Recommendations

- a. **Sep 6, 2016 Board Workshop Agenda**
 - 1) **Central Project Committee (CPC) Report – Phase I** – **Hermann**
- b. **Executive Session**
 - 1) **President Altman** announced she will schedule and notify Board about an immediate executive session.

c. **Sep 20, 2016 Business Meeting Agenda Items**

1) Unfinished Business

- i. Policies/Procedures v Rules/Regulations – **Hermann & Batchelor**
- ii. East Rec Center (ERC) Sign – **Turner**

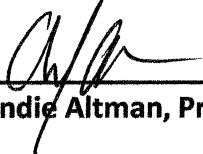
2) New Business Items

- i. Catastrophe Fund Update – **Strunka**
- ii. Capitalization of Assets Policy Rev – **Strunka**
- iii. Investment Policy Rev – **Strunka**

14. Review Meeting's Task-Master List

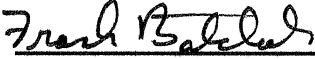
- a. AM **Turner** to provide bids for ERC & CRC facility pool plaster and saline conversions.

15. Adjournment: President **Altman** adjourned the meeting at 4:55 PM.



Andie Altman, President

Oct. 26, 2016
Date



Frank Batchelor, Secretary

OCT. 26, 2016
Date