

# OAKMONT

IN THE VALLEY OF THE MOON

## OVA Board Business Meeting Minutes

Tuesday, April 18, 2017 – 1:00 PM

Central (Berger) Auditorium

6633 Oakmont Dr, Santa Rosa CA 95409

1. **0:34 Roll Call** – Establishment of a Quorum – Call-to-Order – **Leznik**  
President **Leznik** called the meeting to order at 1:04 PM, noting a quorum of seven Board members present: President **Leznik**, Vice President **Heyman**, Secretary **Bettencourt** and Directors **Young**, **Altman** & **Batchelor**. Also present were Association Manager (AM) **Turner**, Executive Administrative Assistant (EAA) **Cathy Dougherty** and over 250 Association members.
  
2. **0:41 Adopt Meeting Agenda; Appoint Time Keeper & Task Master** – **Leznik**  
*On motion made by **Leznik**, seconded by **Goodwin**, the Board voted unanimously to accept the meeting Agenda.*  
**09:38** President **Leznik** acknowledged Facility Maintenance Tech **Alvarez** as today's Timekeeper and **Dougherty** as Task Master.
  
3. **Announcements & Executive Meeting Summary**  
**01:16 A.** President's Announcements – President **Leznik** opened her comments with her pleasure at seeing so many members attending today's meeting and spoke about the unprecedented election. She described her vision for the future of the community, with emphasis on moving forward together.  
**03:48 B.** New and re-elected Board of Director Statements – President **Leznik** announced the new elected Board members **Goodwin**, **Heyman**, **Bettencourt**, **Batchelor**, who were all invited to make statements to the members.  
**10:25 C.** Secretary's Summary **2017-03-21** Executive Meeting Minutes – Secretary **Bettencourt** stated, "the Board discussed three Personnel and two legal issues at its March 21, 2017 Executive Meeting."  
**11:21 D.** Legal Counsel Statement – **Manwell** President **Leznik** introduced OVA Attorney **Malcom Manwell** and welcomed him and Attorney **Martin Hirsch** as the Association's legal representatives. Attorney **Manwell** explained his nearly 40 history as legal counsel for the Association and emphasized that in over 50 years the Association has avoided Civil actions of any kind. He encouraged the members to work together to resolve issues of concern without threats of legal action.

## OAKMONT VILLAGE ASSOCIATION

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4. **14:08 Announce Results of the Recount and Proceed with Board Business –** President **Leznik** announced the results of the 2017-04-04 ballot recount held Mon, April 17, 2017, which yielded the same outcome as the April 4, 2017 election ballot count.
5. **15:17 Consent Calendar -** Director **Young** asked to remove Item 5.A. from the Consent Calendar. Director **Altman** asked to remove Item 5.B. from the Consent Calendar as she was not present at that meeting.  
*President **Leznik** moved and Director **Young** seconded a motion to remove Items 5.A. and 5. B. from the Consent Calendar for discussion later in the Agenda. The only item remaining on the Consent Calendar is Item 5.C. The Board voted unanimously to accept the Consent Calendar as amended.*
- A. Ratify 2017-03-21 Business Meeting Minutes**  
**B. Ratify 2017-03-21 Executive Session Minutes**  
**C. Accept Committee Minutes:** Communications 2017-04-10; Landscape Improvement 2017-02-08 and 2017-03-07; Oakmont Emergency Preparedness 2017-03-03 and 2017-04-06; OVA/OGC Joint Task Force 2017-02-16.
6. **17:14 A. (Continued)** Director **Young** read her corrected motion for the March 21, 2017 Board Business meeting minutes as follows: *“...to rescind the motion passed at the March 7, 2017 Business meeting to proceed with Proposal #2 (balcony design with stairs) so the COC can obtain formal building permit drawings to move the project forward.”* Director **Young** announced the Board voted 5-1.

President **Leznik** asked the Board to review the video of the March 21<sup>st</sup> meeting on OVA’s website to enable them to make their decision at the Board’s next business meeting. She asked Director **Young** if she had any objection to that request. Director **Young** responded “that’s fine”.

**20:17** *President **Leznik** moved and Director **Young** seconded to accept the Executive Session Minutes for March 21, 2017 and called the vote. The Board voted 6 “For”, 1 “Abstained” – Altman.* Motion passes.

**21:10 2017 APRIL – AM Turner Manager’s Report –** *(A copy is in today’s handout)* AM **Turner** announced that her report is brief because nothing much happens during this time because of the annual elections.

7. **21:32 OVA Members’ Open Forum –** President **Leznik** asked for a show of hands of who wants to speak at Open Forum. Noting many members asking to

address the Board, she limited each person to 2 minutes. The following members spoke in favor of continuing the Central Sports Courts project: **P. Copen, J. Felton, I. Harrell, P. Clothier, W. Schilpp, C. Woods, N. Beltrano, G. Hasa, P. Heidenreich, P. Schmidt, N. Linneball, T. Kendrick, S. Bowman, B. Lucker, M. Bowers, A. Easland, B. Giddings, S. Curry, M. Schadler, L. Shulkin, H. Wood and J. Nattkemper.** Members speaking in opposition to the Central Sports Court project included: **L. VanBockern, K. Oswald, J. M. Poulnot and B. Zlateroff.** Members speaking on general topics included: **R. Robart**-ERC Pool & Facility is a "mess"; **A. Medeiros**-Ballot recount; **Dr. J. Shigo**-Re-stock the ERC fishing pond; **R. Leve**-ERC Meet'n Greet misunderstanding; **V. Taylor**-Support for AM Turner; **S. Millar**-Concerns about dues; **E. Bennett, L. Onedo, M. Babin, E. Sutter,** Supports the new Board; **W. VanBockern, L. Berman, R. Duncan and A. Fraunhofer**-Encouraged Board to get along; **B. Molinari**-This is the most patient Board in her 22-year membership.

**1:53:14 PM** - President **Leznik** recessed the meeting for 10 minutes.

**1:53:40 PM** – President **Leznik** reconvened the meeting.

## **8. Unfinished Business**

**A. 1:54:00 OVA Legal Representation** – President **Leznik** explained that this Board is returning to the Association's former law firm **Perry, Johnson, et al.** Attorneys **Malcolm Manwell** and **Martin Hirsch** are volunteering their time without charge to attend OVA's monthly meetings. **Malcolm** is generously offering 90 minutes of his time to train new Board members in legal matters. They also offer generously reduced billing rates.

**B. Central Sports Court Project – Discuss/Action** President **Leznik** explained the process for Board actions on a meeting Agenda.

**1:58:23** *President **Leznik** moved and Secretary **Bettencourt** seconded that the Board take all actions necessary, including without limitation, termination of all applicable contracts to terminate the Multi-sport courts project effective immediately.* President **Leznik** called the vote. The Board voted **5 "For"; 2 "Opposed"** **Batchelor and Altman**, who requested her "total objection" recorded.

## **9. New Business Items**

**A. 2:40:08 Construction Oversight Committee Reorganization** – *Director **Young** moved and President **Leznik** seconded to form the Construction Management Committee The purpose of this Committee will be to investigate and submit to the Board recommendations for all experts/consultants and contractors necessary to develop/design/construct/manage any facility asset repair/replacement project expected to exceed*

*\$30,000.00. The Association Manager if she/he chooses to may request assistance from this committee for any project estimated to cost less than \$30,000.00.*

As an aside, Director **Heyman** is appointed as the Committee Board Liaison and will be responsible for staffing the Committee, with candidates to be approved by the Board of Directors. President **Leznik** called the vote **6 "For"; 1 "Abstained" - Batchelor.**

**2:50:28** *President **Leznik** moved and Director **Young** seconded that the Board form the Asset Protection Committee and that this committee, on an annual basis, will evaluate the reserve study component costs and recommend price and useful life updates.*

As an aside, Director **Heyman** is appointed as the Committee Board Liaison and will be responsible for staffing the Committee, with candidates to be approved by the Board of Directors. President **Leznik** called the vote

**2:52:00** Directors **Batchelor** and **Altman** stated they did not receive enough information about these two committees to make informed decisions. President **Leznik** asked for legal advice. Attorney **Manwell** suggested tabling the matter until the next Board meeting and to get the needed information to the Board so they can be prepared. President **Leznik** announced forming the Construction Management and Asset Protection Committees will be on the Board next business meeting Agenda.

**B. 2:53:56 Long range Planning Committee Re-activation and Member Appointment**

*President **Leznik** moved and Director **Bettencourt** seconded that the Board form the Long-Range Planning Committee. Once the Committee is formed, whoever serves as Chair will be responsible for developing the Committee Charter and staffing the Committee, with candidates to be approved by the Board of Directors. President **Leznik** called the vote. The Board voted **5 "For"; 2 "Opposed" – Batchelor and Altman.***

President **Leznik** announced that going forward the Board will meet twice a month on the 1<sup>st</sup> Tue and 3<sup>rd</sup> Tue, at 1:00 PM in the Central (Berger) Auditorium.

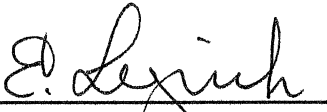

**10. Future Board Meeting Agenda Recommendations**

- A. Town Hall Meeting re East Rec
- B. 2017-03-30 BAC Request for Consultant Funding-Acoustical
- C. 2017-03-23 AC Sign Policy for Board Review & Ratification

- D. CAC Sign
- E. Single Boomers Social Club – By-Laws Change
- F. Members Request to Re-Stock East Pond with Trout
- G. Committee – Organization and Staffing
- H. Ratify March 21, 2017 amended business meeting minutes
- I. Reformation of COC into two separate committees: The Construction Management Committee (CMC) and the Asset Protection Committee (APC), including defined mission statements for each.
- J. Board Orientation
- K. Eliminate the West Side Par Course Structures
- L. Appoint Board Liaisons

**11. Review Meeting's Task-Master List**

**12. Adjournment** - President **Leznik** adjourned the meeting at 4:20 PM.

	<u>5/31/17</u>		<u>5-30-17</u>
<b>Ellen Leznik</b> , President	Date	<b>Carolyn Bettencourt</b> , Secretary	Date