

OAKMONT

IN THE VALLEY OF THE MOON

OVA Board Business Meeting Minutes

Tuesday, May 2, 2017 – 1:00 PM

Central (Berger) Auditorium

6633 Oakmont Dr, Santa Rosa CA 95409

1. **Roll Call** – Establishment of a Quorum – Call-to-Order
President **Leznik** called the meeting to order at 1:03 PM, noting a quorum of five Board members present: President **Leznik**, Vice President **Heyman**, Secretary **Bettencourt** and Director **Batchelor**. Director **Young** and **Altman** were absent. Also present were Association Legal Counsel (ALC) **Martin Hirsch**, Association Manager (AM) **Turner**, Executive Administrative Assistant (EAA) **Cathy Dougherty** and over 95 Association members.
2. **Adopt Meeting Agenda; Appoint Time Keeper & Task Master** – **Leznik**
On motion by Leznik and seconded by Goodwin, the Board voted unanimously to adopt the meeting Agenda as written.
President **Leznik** acknowledged Facility Maintenance Lead Man **Gil Perez** Timekeeper and **Cathy Dougherty** Task Master.
3. **Announcements & Executive Meeting Summary**
 - A. President's Announcements – President **Leznik** announced there was no videographer scheduled today and stated that going forward every scheduled Town Hall and Board meeting will be videotaped. *NOTE: OVA's IT Coordinator, Cat Gajarski, video recorded the meeting. She will post the video on OVA's website for member review in a few days.* President **Leznik** encouraged the Board and Association members to move forward as a cohesive group. She asked that they join together in this "challenging and exciting future".
 - B. Secretary's Summary **2017-04-18** Executive Meeting Minutes – Secretary **Bettencourt** stated, "the Board discussed two legal matters and one contract" at its April 18, 2017 Executive Meeting.
4. **Consent Calendar**
 - A. **Ratify 2017-03-21 Amended Business Meeting Minutes**
 - B. **Ratify 2017-04-03 Annual Members Meeting Minutes**
 - C. **Ratify 2017-04-04 Reconvened Annual Members Meeting Minutes**

OAKMONT VILLAGE ASSOCIATION

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4. Consent Calendar (Continued)

D. Ratify 2017-04-18 Executive Meeting Minutes

E. Ratify 2017-04-18 Business Meeting Minutes

F. 2017-04-18 BAC Chair Notice of Resignation

G. Single Boomers Social Club – By-Laws Change

*On motion by President **Leznik** and seconded by Director **Bettencourt** the Board voted unanimously to accept the Consent Calendar as written.*

5. **OVA Members' Open Forum** – President **Leznik** asked for a show of hands of who wants to speak at Open Forum. Noting the number of members asking to address the Board, she limited each person to 3 minutes. The following members spoke to the Board on the noted topics: **S. Cassell** VOM Rotary Club presented **Cassie Turner** their 2017 Service Award; **P. Hogan, M. Fliess, M. Miller, M. Blake,** and **R. Leve** oppose converting two ERC Tennis courts to Pickleball; **J. Felton** asked the cost of terminating the Central Sports Court project; **K. Oswald** asked that all possibilities be considered regarding resituating Pickleball courts; **N. Beltrano** asked for a sound study of Pickleball noise at ERC; **L. Onedo** asked Pickleball and Tennis Clubs come to agreement regarding ERC tennis court usage; **M. McFarland** believes prior board should pay for costs of cancelled Central Sports Court project; **T. Somers** said OTC doesn't own facility tennis courts and therefore cannot restrict their use; **B. Molinari** said **T. Somers** is a tenant and should not be allowed to speak; President **Leznik** asked to permit residents to speak knowing that they may not vote on policy/procedure. Director **Batchelor** agreed and added that the only exception is only Association members can attend the Annual Membership meeting. Director **Bettencourt** said she had no objection. Director **Heyman** sees no reason to exclude tenant comments. Director **Goodwin** agrees to let tenant speak to the Board. **T. Somers** asked the Board to consider appointing OTC member **Jim Oswald** to the Ad Hoc Pickleball Committee. President **Leznik** asked **T. Somers** to forward his CV to the Board; **G. Harlander** dislikes Pickleball noise at ERC; **M. Bowers** and **I Harrell** favor Pickleball; **M Shelton** strongly opposes Pickleball noise at ERC. Director **Batchelor** said an OVA resident has filed a complaint with the City of Santa Rosa about Pickleball noise at ERC. **B. Zlataroff** suggested someone invent a noisily pickleball; **P. Olive** suggests get a noise study done at ERC.

1:55 PM President **Leznik** closed Open Forum.

6. Unfinished Business

- A. East Rec Revitalization** – Vice President **Heyman** stated the April 28, 2017 Town Hall meeting went very well and included helpful comments from members about the ERC balcony, pool area, spa and deck. He summarized the presentations by **AM Turner** and **FM Aubert**. He summarized that the

ERC pool, spa, deck and pool equipment need to be updated; the balcony needs to be addressed as part of the whole facility. Director **Batchelor** proposed making the ERC balcony a façade would cost very little. Vice President **Heyman** and President **Leznik** suggested the balcony can be a destination with inviting furnishings.

- B. Appointment of Acting Treasurer** - President **Leznik** announced she is appointing member **Elaine Bennett**, Acting OVA Treasurer while the Board continues to search for a permanent Treasurer.

*On motion by **Leznik** and seconded by **Heyman**, the Board voted 4 "For"; 1 "Opposed" – **Batchelor** to appoint **Elaine Bennett** Acting OVA Treasurer.*

The motion passed.

- C. Committees – Organization and/or Staffing**

(a) Pickleball Committee – Secretary **Bettencourt** explained the formation of an Ad Hoc Pickleball Committee (AHPBC) to develop a plan for converting two underutilized East Rec (ERC) tennis courts into six pickleball courts. The Committee will be responsible for defining required budgets, timeline, schematics, renditions and other project resource needs to allow for a final decision by the Board of Directors on conversion of two ERC tennis courts into six pickleball courts.

Director **Batchelor** asked will the Ad Hoc PB Committee obtain a Conditional Use Permit from the City of Santa Rosa for converting two ERC Tennis courts to Pickleball courts.

*On motion by **Bettencourt** and seconded by **Leznik** the Board voted unanimously to form the Ad Hoc Pickleball Committee as defined.*

*On motion by **Leznik** and seconded by **Heyman** the Board voted unanimously to appoint Secretary **Bettencourt** Chair of the Ad Hoc Pickleball Committee.*

***Bettencourt** moved and **Leznik** seconded to appoint **Kerry Oswald** as member of the Ad Hoc Pickleball Committee (AHPBC). The Board voted 4 "For"; 1 "Opposed" - **Batchelor**.*

Director **Batchelor** suggested the Board vote on the AHPC members as a group.

***Batchelor** moved and **Goodwin** seconded appointing **Jim Oswald** to the AHPBC.*

President **Leznik** proposed **Jim Oswald** send his bio/cv/or otherwise to the Board for consideration on the next business meeting Agenda.

Director **Batchelor** stated he hadn't seen **Kerry Oswald's** bio/cv/or otherwise. President **Leznik** called for legal response. Attorney **Hirsch** suggested the Board table the subject until all Board receive the AHPC member bios/cv/or otherwise and act on the topic at the Board's next business meeting.

Secretary **Bettencourt** and President **Leznik** withdrew their motion to appoint **Kerry Oswald** as a member of the AHPC.

- (b) **Construction Management Committee** – Vice President **Heyman** described the Mission Statement and Responsibilities of the Construction Management Committee (CMC). He will act as Board Liaison on the CMC. He proposed staffing the Committee with two members, **Iris Harrell** and **Dick Hannigan**, from the former Construction Oversight Committee sighting their exceptional experience and performance on that committee.

Heyman moved and Leznik seconded to appoint Iris Harrell to the CMC. The Board unanimously for the motion.

Heyman moved and Bettencourt seconded to appoint Dick Hannigan to the CMC. The Board voted unanimously for the motion.

- (c) **Asset Protection Committee** – Vice President **Heyman** moved and Secretary **Bettencourt** seconded a motion to form the Asset Protection Committee (APC) which will evaluate on an annual basis the reserve study component costs and recommend price and useful life updates. The APC will, on an ongoing basis, review facilities to see if the reserve study reflects current conditions. It will focus on safety and conditions for the facilities and provide a rolling forward three-year projection of needs. He will act as Board Liaison on the APC. The Board voted unanimously for the motion.

Vice President **Heyman** announced the committee will be staffed with five members. President **Leznik** asked all interested members to email their qualifications to serve on the APC to Board.

- (d) **Central Park Committee** – President **Leznik** moved and Secretary **Bettencourt** seconded a motion to form the Central Park Ad Hoc Committee (CPC) to evaluate, develop and recommend to the OVA Board of Directors a plan for creating a Community gathering place in the area behind the Central pool. The Committee will also be responsible for defining required budgets, timeline, schematics, renditions, and other project resource needs to allow for a final decision by the Board of Directors on the Central Park project. The Board voted 4 “For”; 1 “Opposed” Batchelor. The motion carries.

Secretary Bettencourt moved and Director Goodwin seconded a motion to appoint President Leznik CPC Chair. The Board voted 4 “For”; 1 “Abstained” Batchelor. The motion carries.

7. New Business Items

- A. **Pickleball Club’s Request to Refund Their \$16,131 Donation** – PBC
President **Peter Copen** explained the PBC proposes upon completion of

four new pickleball courts at the ERC, the PBC will donate the \$16,131 to toward the costs of the ERC court conversions to pickleball.

*President **Leznik** moved and Secretary **Bettencourt** seconded a motion to refund the OPBC their \$16,131 Central Sports Court project donation and accept their offer to donate \$16,131 toward the cost of completing two ERC tennis courts to pickleball courts. The Board voted unanimously for the motion.*

In answer to a question from Director **Batchelor** PBC Chair **Copen** said a majority of PBC members were present at a recent meeting. Those members agreed they would guarantee to match the original donation.

- B. Member Request to Re-Stock East Pond with Trout** – Director **Goodwin** briefly explained the subject and introduced OVA member **Dr John Shigo**. He requests the Board consider restocking the ERC pond with bass, sunfish, bluegill and catfish at a cost of between \$200-300. The pond would continue to be “catch and release” only. No California Fishing License is needed because the pond is on private property. *Director **Goodwin** moved and Vice President **Heyman** seconded a motion to stock the ERC pond with bass, sunfish, bluegill and catfish.* After discussion among Board members concerning the unknown costs of preparing the pond to receive the fish, Director **Goodwin** and Vice President **Heyman** withdrew their motion.

Facility Manager (FM) **Aubert** reported that OVA’s ERC pond maintenance contractor can provide the fish and he (FM **Aubert**) will obtain the contractor’s estimate for any needed pond water quality treatment.

President **Leznik** tasked AM **Turner** with having ERC water quality treatment and fish stocking information and costs for Board consideration at the May 16, 2017 business meeting.

OVA member **Sue Millar** explained the history of the 2005 winter wash out of the ERC pond in an unusually heavy storm. She served on the Board, which decided against dredging the pond, because it was found to be so out of code, the remediation costs were too expensive.

8. Future Board Meeting Agenda Recommendations

9. Review Meeting’s Task-Master List

10. Adjournment - President **Leznik** adjourned the meeting at 3:04 PM.


Ellen Leznik, President

6/6/17
DATE


Carolyn Bettencourt, Secretary

5-30-17
DATE