

OAKMONT

IN THE VALLEY OF THE MOON

**Oakmont Village Association (OVA)
Board of Directors Business Meeting Minutes
July 19, 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**, Treasurer **Elke Strunka** and Directors **Herm Hermann** and **Gloria Young**. Director **Ellen Leznik** was absent. Also present were Association Manager (AM) **Cassie Turner**, Executive Administrative Assistant (EAA) **Cathy Dougherty** and approximately 72 members.

2. Adoption of Meeting Agenda – *On motion duly made & seconded (Hermann/Young) the Board voted unanimously to adopt the meeting Agenda.* President **Altman** asked Vice President **Felton** to be Time Keeper and EAA **Dougherty** to be Task Master.

3. OGC Presentation – OGC President **Kiddoo** was introduced by OVA President **Altman**. President **Kiddoo** stated OGC Board and members have successfully renegotiated a new 25 yr loan at a lower interest rate; are reviewing: the budget and how funds will used; course conditions and maintenance; are planning a campaign for capital contributions from members. She confirmed there are no plans to sell the East course, in fact it's included as security for the new 25 yr loan. Chuck Wood, Chair of the OGC/OVA Task Force, explained that 43 of the 200 acres of golf courses are planted with natural grass which require less water and maintenance. He said 60-65% of golf players are non-OGC members. OVA Secretary **Batchelor** explained that OGC has asked OVA to share the costs of maintaining three of the golf course public restrooms.

4. Videographer – Communications Committee Request – Jackie Ryan - President **Altman** announced this presentation is postponed until the Board's August or September business meeting Agenda.

5. OVA Members' Open Forum The following members/residents spoke: 1) **C Cotton**; 2) **L Souza**; 3) **K Heyman**; 4) **J Dever**; 5) **C Anderson**; and 6) **W Schilpp**.

6. Announcements, Executive Meeting Summaries – Altman & Batchelor

- a. President's Announcements –** President **Altman** read a message to the community supporting the Board of Directors, Association Manager, staff and OVA professional team. President **Altman** also announced the following Executive Session Board actions: 1) authorize President **Altman** to sign a 3-yr renewal contract, with two, one year options, for

OAKMONT VILLAGE ASSOCIATION

6575 Oakmont Drive, Suite 7, Santa Rosa, CA 95409-5969 / 707-539-1611 / FAX: 707-539-6537
Website: www.oakmontvillage.com

- 6. Announcements, Executive Meeting Summaries – Altman & Batchelor (6.a. Cont'd from Pg. 1.)**
Oakmont-SR City Bus Route 16; 2) OVA & Council on Aging (CoA) will sign an agreement to operate a Senior Social Club in Oakmont; 3) authorize the continued negotiations for a lease on the Benson building; 4) approved sending out the RFP developed by the Executive Committee for bids for financial management services to four (4) firms: CFM (current), James Ernst, PAS (OAS), and Riverside; 5) Directors **Strunka & Young** will host the Fireside Chat Friday, July 29th, at 2:30 pm. 6) requested that all pet owners pick-up after their animals.
- b. Secretary's Summary** – Secretary **Batchelor** summarized the 2016-06-21 Executive Meeting Minutes saying 2 contracts, 2 legal & 1 personnel matter were discussed. He summarized the 2016-07-05 as a discussion of one legal matter.

7. Consent Calendar

a. Ratify June Board Meeting Minutes:

- 1) 2016-06-21 Business Meeting Minutes
- 2) 2016-06-21 & 2016-07-05 Executive Meeting Minutes

b. Accept Committee Minutes: Communications 2016-07-11; FC 2016-07-14; LIC 2016-06-07; OEPC 2016-06-02.

c. Committee Recommendations:

- 1) 2016-07-05 CPC Resignation – **Kathy Cirksena**
- 2) 2016-06-22 LIC Appointment – **Diane Kellogg**
- 3) 2016-06-21 COC Appointment – **Iris Harrell** COC Chair & FC (Finance Committee) Liaison

d. Group Recognition – "Fabrics for All"- Resident Contact: Wallace Filler; 100% Oakmonters Director **Hermann** acknowledged **Kathy Cirksena**, with sincere thanks, for the invaluable research, information and data gathering she provided to the CPC.

*On motion duly made and seconded (**Batchelor/Hermann**) the Board voted unanimously to adopt the consent calendar.*

8. Treasurer's Report – Strunka – 2016-06-30 Financial Summary, 2016 Six-month Reserve Expenditures Report and 2016 2nd Quarter Report.

*On motion duly made and seconded (**Hermann/Felton**) the Board voted unanimously to accept the Treasurer's June 2016 financial reports.*

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

AM Turner added that she asked the arborist why the dying redwood tree at the WRC looked healthy. He explained that trees that are slow to grow are slow to die. They developed a rot fungus.

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

- a. OCDC – Chair Sue Millar** – OCDC encourages the Board and OVA members/residents to support the Board of Supervisor's measure concerning community separators on the September ballot. Also OCDC encourages members/residents to support the Board of Supervisors who are working with the PRMD (Permit Resource Management Dept) to develop a list of guidelines for approving winery event permits.

11. Unfinished Business Items

a. Tennis Court Rules-Revised – Publish

*On motion duly made and seconded (**Hermann/Young**) the Board voted unanimously to republish the revised Tennis Court Rules in two consecutive issues of the Oakmont News for member comments. The Board will act on the published Rules at its September 20th business*

meeting. New Rule #3. "A member may bring a maximum of four (4) guests to a tennis facility per day. A member and their guests are entitled to the use of only one court."

- b. **Pickleball Construction Update** – The project coordinators presented a proposal developed via conversations with contractors that firmed up pricing.
On motion duly made and seconded (Felton/Batchelor) the Board voted in the majority (4 "For"; 2 [Strunka & Young] "Abstained") to revise the construction allocation for a new multi-sport court facility paid from CIF, not to exceed \$310,000, plus the original \$30,000 contingency, with all change orders requiring Board approval.

On motion duly made and seconded (Felton/Batchelor) the Board voted unanimously to appoint Iris Harrell and Noel Lyons as Board representatives and project coordinators for the Central Multi-Sports Court Project and to appoint Noel Lyons to the COC (Construction Oversight Committee).

12. New Business Items

a. **Install Card Access ERC & WRC, Include Tennis Courts**

AM Turner was directed to obtain access card installation costs for all OVA facilities for Board review at its next business meeting.

b. **2016-07-14 FC Recommendation - Purchase New Maintenance Truck**

On motion duly made and seconded (Strunka/Hermann) the Board voted unanimously to approve purchase of a Nissan Frontier pickup truck, or similar vehicle, for approximately \$25k, to be paid by the ARF.

- c. **Hot Tub Club Recognition Request** After discussion, opposition to the charter and purpose of this club led to no action taken on the request for approval of this club.

13. Future Board Meeting Agenda Recommendations

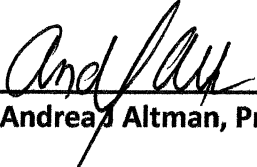
- a. **FC Recommendation** – demolish and remove shuffleboard concrete, replace with path, lights and bark for approximately \$25,585.
- b. **S Millar** to prepare Petanque Club request for Board consideration to redo the CRC Petanque Courts.
- c. **OVA** approval of OGC request to share maintenance costs of three golf course restrooms.
- d. **August 2nd Workshop Items:**
- i. **Berger** improvement status
 - ii. **OVA Policies** Review
 - iii. **Asset Replacement Funding (ARF)** and Minimum Threshold discussion

14. Review Meeting's Task-Master List

- a. AM Turner to obtain access card installation costs for all OVA facilities.

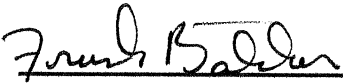
15. Adjournment

President Altman adjourned the meeting at 2:40 PM.



Andrea Altman, President

8/31/2016
Date



Frank Batchelor, Secretary

8/31/2016
Date