

OAKMONT

IN THE VALLEY OF THE MOON

**Oakmont Village Association (OVA)
Board of Directors Business Meeting Minutes
January 24, 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 **Andie Altman** called the meeting to order at 1:05 PM, noting a quorum of six Board members present: President **Andie Altman**, Vice-President **John Felton**, Treasurer **Elke Strunka**, Secretary **Frank Batchelor** 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 43 members.

2. Adoption of Meeting Agenda – Appoint Time-Keeper and Task-Master – Altman
On motion made and seconded (Felton/Hermann) the Board voted unanimously to adopt the meeting Agenda.

President **Altman** appointed Vice President **Felton** timekeeper and EAA **Dougherty** Task Master.

- 1:18 3. OVA Members' Open Forum –** President **Altman** announced members will have 3 minutes to speak and receive a 30-second notice. **O'Shaunessy** asked Director **Hermann** why the Berger Committee was disbanded. Director **Hermann** explained the history of the three recent committees: Berger Improvement (BIC) was an Ad Hoc Committee disbanded a year ago, having completed its task. A second Ad Hoc Committee was appointed to study only facility usage, which completed its task and was disbanded. The Board appointed the BAC (Berger Action Committee) to determine definitive project costs and designs. **Hogan** asked the status of the Pythian Rd surveillance camera. President **Altman** stated she would check into it and report back. **Oneto** asked Director **Batchelor** why he changed his position on the ERC and why ADA and other repairs have been delayed. **Oneto** also stated she had a qualified report of ERC structural damage. Director **Batchelor** said he hadn't changed his position, that the ERC deck is on the Agenda today and is not aware of another issue. The inspector/expert information was requested. **Oswald** opined that there is unequal treatment of Board members regarding changing the Board meeting to Jan 24th when the Pickleball permit was approved Jan 12th. President **Altman** explained why the meeting date was changed and it had nothing to do with Pickleball. The office was relocating and would not be ready or up and running to produce a board packet or agenda for a January 17 meeting. The proposed date change was sent to all directors well in advance of the regular meeting date and a quorum was established. **Taylor** recommended the Board

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enter a conflict resolution program; that members should always be allowed public comment during director deliberations; and his evaluation of the Pickleball economics as it relates to members.

17:46 President **Altman** announced the Open Forum closed.

4. Announcements & Executive Meeting Summary

17:53 **A.** President's Announcements

President **Altman** announced: 1) the new OVA Office is open. She described the amenities, something members should be proud of, and invited all to visits soon. She thanked **AM Turner** and Facility Mgr **Aubert's** tremendous efforts. 2) The Nominating Committee is tasked to notify the Board of the 2017-2018 Board slate of candidates before February 1st. She read a list of 8 candidate names, in alphabetic order, received to date: **Frank Batchelor, Carolyn Bettencourt, Stephanie Curry, Greg Goodwin, Ken Heyman, Bill Lucker, Al Medeiros and Wayne vanBockern.** 3) President **Altman** chose to defer for approval the 11-01-2016 Minutes to permit Director **Leznik** to be present. **Altman** also asked that the draft minutes be posted and these will be on the Agenda at the February business meeting.

21:24 **B.** Secretary **Batchelor** announced he summarized executive meetings at the Dec 20, 2016 meeting and has no further comment.

22:54 **5. Consent Calendar**

A. Ratify 2016-12-20 December Business Meeting Minutes:

B. Accept Committee Minutes: Communications Committee (CC) 2011-01-09& 2016-12-12; Finance Committee (FC) 2016-12-15;

C. 2016-12-15 Architectural Committee (AC) Recommendation – 2016-2017 Committee Roster

On motion made and seconded (Hermann/Felton) the Board unanimously to adopt the Consent Calendar.

23:18 **6. Treasurer's Report – Strunka – 2016-12-31 Financial Summary; 4th Quarter Summary; YE Summary.** A copy of the report is attached to these minutes.

33:44 *On motion made and seconded (Hermann/Felton) the Board voted unanimously to accept the Treasurer's reports.*

34:25 **7. 2017 JANUARY – AM Turner Manager's Report – (A copy is in today's handout)** **AM Turner** invited all members to visit the new office. She summarized 2017 projects, including ERC deck replacement, ERC and CRC pool re-plastering and conversion to saline; Refurbish WRC & CRC saunas; Berger Center evaluation; and WRC possible roof replacement.

36:51 **8. Committee Reports**

A. Berger (BAC) Update – BAC Chair Ruthie Snyder described her business and political background. She named the committee members and their experience: **D Dearden**, carpenter and Santa Rosa commercial building project manager; **B Jackson**, worldwide VP Bechtel corporation; **C Brero-Gow** founder and CEO of the largest female contractor corporation; **A Fichtenberg** a Sonoma County

developer for over 40 years. **Ruthie** described the BAC's goals adding that the next bi-monthly meeting is Feb 6 from 10-11:30 AM. All OVA members are welcome to attend without comments during the meeting.

9. Unfinished Business Items

- 52:35** **A. ERC Deck - Discuss/Action** – COC Chair **Iris Harrell** summarized costs of a couple concept designs for the ERC balcony repair, replacement, or removal. The Board made the following motion.
On motion made and seconded (Hermann/Young) the Board voted unanimously to authorize up to \$6,000.00 for the COC to hire an architect to provide optional feasible architectural ideas in lieu of replacing the ERC deck as is.
- 1:28:07** **B. Paid Instructors Facility Use Privileges – Discuss/Action** – Director **Hermann** described two proposed Facility Use Policy changes regarding paid instructor use of facilities. There was no Board action as it was felt that passing the cost of the room to the students/residents would not be effective or provide a cost-benefit to the Association.
- 1:36:08** **C. Fitness Center Contractor Agreement – Discuss/Action - Altman**
Treasurer Strunka moved and Director Batchelor seconded to amend Paragraph 4. "Compensation" to read "contractor to be paid, in arrears by invoice, up to \$1,200 monthly; to be processed on OVA's 1st check run monthly." The Board voted unanimously to approve the contract with this amendment to be properly worded by attorney.

Director Felton moved and Director Batchelor seconded a motion to accept the Fitness Center Contractor Agreement as amended and authorized President Altman to sign it after it's signed by John Phillips. The Board voted unanimously.

10. New Business Items

- A. 2017 Inspector of Elections Selection – Discuss/Action** President **Altman** stated the Board is considering two proposals for 2017 Inspector of Elections: The Ballot Box and James Ernst CPA.
- 1:44:45** **2:50 PM** Director **Batchelor** recused himself from discussion and voting and left the meeting.
- 1:46:05** *Director Felton motioned and President Altman seconded a motion to accept the full-service bid by The Ballot Box to provide 2017 election services for \$9,890. The Board voted 1 "For"; 4 "Opposed". The motion failed.*
- 2:02:58** *Treasurer Strunka motioned and Director Young seconded a motion to retain James Ernst CPA as OVA's 2017 Inspector of Elections for \$1,950. The Board voted unanimously for the motion. It should be noted that the bid for \$1,950 is not inclusive of all the requirements for the election. Further costs will be determined and reported.*

11. Future Board Meeting Agenda Recommendations

- 2:04:38** **A. Treasurer Strunka** asked to reinstate conducting new Board member orientation meetings.

B. Approve Nov 1, 2016 Business Meeting Minutes

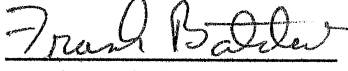
2:05:40 Director **Felton** and the rest of the Board enthusiastically thanked all OVA members who volunteered to build the path to Annadel State Park adjacent to the Oakmont Community Garden.

12. Adjournment - President **Altman** adjourned the meeting at 3:11 PM.



Andrea J. Altman, President

2/28/2017
Date



Frank Batchelor, Secretary

02/27/2017
Date