

OAKMONT

IN THE VALLEY OF THE MOON

**Oakmont Village Association (OVA)
Board of Directors AMENDED Business Meeting Minutes
March 21, 2017 – 1:00 PM – Central (Berger) Auditorium
6633 Oakmont Dr, Santa Rosa CA 95409**

- 1. 00:02 Roll Call** – Establishment of a Quorum – Call To Order
Vice-President **John Felton** called the meeting to order at 1:00 PM, noting a quorum of six Board members present: Vice-President **John Felton**, Treasurer **Elke Strunka**, Secretary **Frank Batchelor** and Directors **Herm Hermann**, **Ellen Leznik** and **Gloria Young**. President **Andie Altman** was absent. Also present were Association Manager (AM) **Cassie Turner**, Executive Administrative Assistant (EAA) **Cathy Dougherty** and approximately 62 members.
Vice-President **Felton** announced that this is the last regular meeting of this Board of Directors.
- 2. 00:43 Adoption of Meeting Agenda** - Appoint Time-Keeper & Task-Master – **Felton**
*On motion made by **Hermann** and seconded by **Batchelor** the Board voted unanimously to adopt the meeting Agenda.*
01:04 Vice President **Felton** appointed EAA **Dougherty** Task Master and he will be Time Keeper.
- 3. 01:52 OVA Members' Open Forum** – Vice President **Felton** announced each member will have three minutes to speak to the Board. **S Cassell** opposes Board's 3-7-17 action re ERC balcony to include stairs from the balcony to the pool; **J Cotton** recommended a specialist inspect the ERC balcony; **L Oneda** asked Director **Batchelor** about Berger seismic safety - he said as a Board candidate he can't answer; **M Crawford** and **M Bowers** oppose the ERC balcony stairs; **T Lachowicz** request OVA remove the decaying, unused West side par course structures; **K Oswald** asked when will Board respond to members question; Vice President **Felton** said it depends on members questions; **V Taylor** said his proposed dues increase is not connected with the Progressive's Club; Board and members responded the state laws prohibit raising HOA dues more than 20% annually; **S Millar** objects to arguments between Board and members. **S Millar** thanked all involved with building the Annadel Trail. **A Medeiros** thanked all members who've voted and encouraged all other members to vote. He opposes the ERC balcony stairs.

OAKMONT VILLAGE ASSOCIATION

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4. 00:29:22 Announcements & Executive Meeting Summary

- A. President's Announcements – Vice President **Felton** announced: **1)** The Board is waiting to hear back from CAI about new Board Orientation; **2)** OVA will work with City about any public access to the Annadel Trail; **3)** ERC balcony will be discussed later in this meeting.
- B. Secretary's Summary **2017-02-21** Executive Meeting Minutes – Secretary **Batchelor** announced three legal matters were considered in the Feb 21, 2017 Executive Session.

5. 00:31:00 Consent Calendar

- A. **Ratify 2017-02-21, 2017-03-07 Business Meeting Minutes**
- B. **Ratify 2017-02-21, 2017-03-07 Executive Session Minutes**
- C. **Accept Committee Minutes:** Communications Committee (CC) 2017-03-13; Finance Committee (FC) 2017-03-16; Oakmont Emergency Preparedness (OEPC) 2017-02-09
- D. **2017-02-15 Architectural Committee Recommendation** - Accept resignation of Linda Rubio.

*On motion made by **Batchelor** and seconded by **Hermann** the Board voted unanimously to accept the Consent Calendar.*

6. 00:33:32 Treasurer's Report – Strunka – 2017-02-28 Financial Summary; \$125k Transfer from Operating Fund to ARF; ARF Funding.

*On motion made by **Hermann** and seconded by **Young** the Board voted unanimously to accept the Treasurer's February reports.*

*On motion made by **Strunka** and seconded by **Hermann** the Board voted unanimously to transfer \$127, 000 from the Operating to the Asset Replacement fund.*

Discussion about Asset Replacement funding and Reserve Study components occurred without Board action.

7. 00:53:15 2017 FEBRUARY – AM Turner Manager's Report – (A copy is in today's handout)

AM **Turner** said she had nothing to add to her report. Director **Leznik** asked Ms **Turner** how many dry days the contractor needs before starting the Central Sports Court project. Ms **Turner** replied the contractor doesn't determine the number of dry days.

8. Verbal Reports

- A. **00:55:16 Riparian Update** – Discuss – Director **Leznik** introduced Quail Run HOA Chair **Jeff Young** who summarized the background about the subject and explained that the developer, Quail Run and OVA are negotiating an Agreement

regarding new plant maintenance. Director **Leznik** stated work on the Agreement continues.

- B. 1:04:52 Pythian Road Surveillance Camera Update** – Discuss/Action – Director **Young** described the background of surveillance cameras in Oakmont.

*On motion made **Batchelor** and seconded by **Young** the Board voted 4 “For”; 2 “Abstains” **Leznik & Hermann** to install sign at Pythian entrance that reads “Surveillance Cameras in Use” and change the wording on existing signs to read “Surveillance Cameras in Use” at a cost NTE \$1,000. Motion passed.*

*On motion made **Felton** and seconded by **Hermann** the Board voted unanimously to not install a surveillance camera at Pythian Rd.*

2:40 PM Vice President **Felton** recessed the meeting for ten minutes.

2:50 PM Vice President **Felton** reconvened the meeting.

9. Unfinished Business

- A. 1:50:16 BAC Update** – Chair **Snyder** – Second Set of Berger LOPs – Discuss
Chair **Snyder** summarized Board actions at its March 7, 2017 business meeting and that due to a revised scope of work 15,000 Inc approved NTE \$3,000 needs to increase by \$1,700 to achieve lower energy consumption and heat to the Berger space.

1:58:05 *On motion made **Hermann** and seconded by **Young** the Board voted 5 “For”; 1 “Opposed” **Leznik** to increase 15,000 Inc scope of work by \$1,700 to continue its work.*

BAC member **Fichtenberg** explained the City’s requirement to provide adequate parking areas for the Berger project and that the **BAC** requests the Board approve an LOP from Hogan Land Srvcs for NTE \$6,600 to produce the required CRC parking area drawings.

2:15:14 *On motion made **Felton** and seconded by **Hermann** the Board voted 5 “For”; 1 “Opposed” **Leznik** to approve Hogan Land Srvcs LOP to develop a preliminary design showing general schematic parking study with potential additional parking areas. For an amount NTE \$6,600.*

- B. 2:16:01 ERC Deck Member Responses** – Discuss Vice President **Felton** explained the background of strong member opposing responses to including stairs on the ERC balcony. He proposed Board action at the end of the COC report in Item 10.A.

10. New Business Items

- A. 2:24:45 COC Presentation – Process for Preliminary Cost Estimates** – **Harrell/Fichtenberg**

2:45:30 *On motion made by **Young** and seconded by **Hermann** the Board voted unanimously to rescind motion passed (5-1) 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 project forward."

2:48:17 COC Member Art Fichtenberg & COC Chair Iris Harrell – Asked Board approval to interview Cost Estimators to help define the costs associated with the ERC balcony project. After discussion among Board members, no Board action was taken.

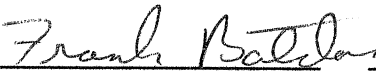
11. 2:57:15 Future Board Meeting Agenda Recommendations

- A. Ratify 3/7/17 Board motion to change surveillance sign wording on Stone Bridge & Oakmont Drive signs
- B. ERC Deck and Stairs
- C. Eliminate West Side Par Course Structures

12. Review Meeting's Task-Master List - None

13. Adjournment - President Felton adjourned the meeting at 4:07 PM

 5-25-17
John Felton, Vice-President Date

 5/26/2017
Frank Batchelor, Secretary Date