

Oakmont Long-Range Planning Committee
Monday, June 10 2024, Suite B

Present: Rex Fuller, Tom Kendrick, David Deardon, Josh Axelrod, Liz Lefson, Jess Marzak, Marlena Tremont, Monica Heath.

Absent: Leslie Brockman, Christel Antone, Kate Bond

Guests: Matt Oliver, Mary Myers, Heidi Klyn, Barbara Arriaga, Steve Spillman, Leslie Gavin, and Dana Walters and Crissi Langwell from OVA.

The meeting was called to order by Chair Rex Fuller at 1:02 p.m.

Determination of a Quorum: 8 out of 12 were present., so a quorum was established.

The agenda for the meeting was adopted. *(David/Liz/Unanimous)*

Rex accepted the resignations of Bruce Hartsough and Mary Myers from the LRPC, and thanked them for their service.

Minutes from May 6, 2024 were approved. *(Tom/Jess/Unanimous)*

Reports:

Board Liaison:

David outlined the correct process to nominate prospective members of the LRPC. As part of that process, the LRPC will submit its recommendation for three new members to the OVA for their assessment and vote at their June 2024 meeting. The three candidates are Barbara Arriaga, Leslie Gavin, and Iris Harrell.

Board Chair Report:

Rex is meeting tomorrow with ALX and Christel to refine the plans for the upcoming community conversations in July, and the Town Hall on June 27.

General Manager's Report:

Rex included the update in his board chair report, re: meeting with ALX tomorrow.

Census Report:

Liz reported that she is unable to do the 2020 Federal Census demographic report. Rex and Mary will follow-up on this report at the next meeting.

New Business:

Finance Task Force:

Matt Oliver updated the members on the financial task force and the status of the commercial properties in Oakmont. The Financial Task Force is composed of Matt Oliver, Jess Marzak, and Jim Munger.

Regarding the commercial properties, he shared with Rex a document listing all properties with their owner names. It was previously determined that pursuing any commercial properties would be put on hold until OVA has a more complete plan for their long-term needs.

The task force has discussed potential funding sources (including grants and donations) for facility improvements. One impasse is the corporate structure of OVA: gifts to OVA are not tax-advantaged as charitable donations. Another is that Oakmont facilities are private, not for public use. There are still funding resources available, and as OVA refines their 2030 story, opportunities may open for other funding. The task force will meet with representatives of the Sonoma Community Foundation to discuss other opportunities. Other funding suggestions were approaching our original bank, resources from ALX, a bond, and items identified on the public streets from the walk-audit.

Historical perspective was given by Tom Kendrick about the original developer fees. They subsidized OVA budgets for decades, in turn keeping dues revenue lower than the true cost to run OVA. Now that developer fees no longer off-set the cost to run OVA, revenue is needed from a new source.

Rex recommended that this fundraising issue be added to the July 2024 LRPC agenda.

New Business:

Resolution by Marlena to hire a facilitator for the community conversations next month. Discussion on need, purpose and scope, type of docent training, communication and messaging. Rex will write to user group leaders and other volunteers to invite them to train as docents. Rex and Marlena will develop docent training documents. LRPC

Meeting on July 1 will be a practice run-through of training, while the public design center (staffed by docents) will run from July 8 to July 28.

Motion to move this resolution to the table today for a vote. *(David, Liz, Unanimous)*

Motion to approve this resolution as edited. *(Monica/Jess/Unanimous)*

In the effort to move this project forward, there will be two meetings of LRPC in August: August 5 and August 19, both at 1pm in Suite B.

The meeting was adjourned at 3p.m. *(Liz/Jess/Unanimous)*

Respectfully submitted by Monica Heath, member.

The next regular LRPC meeting will be on Monday, July 1, 2024 at 1:00 p.m. in Suite B.