

Board of Directors Minutes

July 20, 2016

The meeting was called to order at 7:30 p.m. at the LHA office 907 Underhills.
Present Board of Directors: Jack Backus, Liz Sterns, Peter Turner, Chris Metcalfe
Others present: Lisa Ray (Administrator), Warrine Coffey

Open Session

Neighbor asked for clarification of requirements to maintain front landscaping – watering of lawns or conversion to drought tolerant landscaping. Board feels it is too soon to declare the drought over, though in the future some change in criteria may be needed. Continue with newsletter articles on drought tolerant landscaping and EBMUD incentives.

MSC LS/PT The minutes for the Board of Directors meeting of June 15, 2016 were approved as written.

Consent Calendar

MSC LS/CM to approve the following requests:

1406 Barrows	0063	Window replacement, chimney mod, front door overhang
996 Grosvenor	0240	Garage door replacement
774 Longridge	0457	Window replacement, chimney removal, chimney revision
844 Paramount	0650	Deck replacement
936 Paramount	0673	New deck / planters / trellis / fence
656 Trestle Glen	0816	New driveway gate
726 Trestle Glen	0830	Tree removal
1470 Trestle Glen	1005	Tree removal

President

Secondary Unit Update – Peter met with City of Oakland Cappaletti and CM Abel to discuss issues around the approval process. The City prefers to wait to see what issues arise – the next meaningful date is in September.

LHA Board Candidate night – need to confirm a date/location for the event. Announce this in the August newsletter. Need to find a facilitator for the event.

LHA Volunteer Recognition Party will be held on Saturday, 8/20 from 4:00-6:00. Beer/wine and hors d'oeuvres will be served.

Parks

Sequoias in Carlston are doing better. Arborist advises not to prune. Our gardener Jerry Smith will have surgery soon so a temporary replacement will be doing the park upkeep. Longer view – Larkspur, Warren Hook and Plum Patch will still have grass areas. Also kicking around the idea of a bocce court at Warren Hook – Chris will talk with Ron to determine level of interest. The tree removal in Oak Grove is coming up – arborist Matt Bowen will hang tree tags.

Financials

Everything seems to be rolling along – slight improvements with agings / overdue accounts.

Administrator

Neighbor contacted us with concerns about Safer Crocker patrol. Responded to property owner and forwarded this information to J.P. Asked Board members to suggest a speaker for the annual meeting in November. Board would like to invite CM Abel. Peter attended GRC Conference – very long line to speak, but he did leave feedback for PG&E in writing. Discussion about the purpose of Executive Session – legal issues, possible litigation, contract negotiation and preserving the confidentiality of a member are all possible topics for Executive session.

Discussion around the city planning department process for denying applicants within LHA that apply for building permits. The planning department already has a shaded map to identify zoning – could LHA be shaded to disallow secondary unit applications?

Executive Session

Board discussed status and next steps of encroaching property and blighted properties.

Secretary, Board of Directors
Lakeshore Homes Association

DRAFT