

## **LHA Board Minutes July 19, 2017**

In attendance: Board members: Jack Backus, Liz Sterns, Chris Metcalfe, Marshal St. Clair. Administrator: Lisa Ray. Members: Eddie Low, Carl Hegenberger, Paul Martin, Beth Detwiler, Stephen Detwiler, Steve Garrett (via phone), Brian O'Malley, Warrine Coffey.

The meeting was called to order at 7:30pm. Meeting minutes approved MSC CM/MSC.

### Open Session

LHA Fine Schedule / relation to LHA home prices – the Board decided to table this item until next month's meeting with all Board members present.

Parking on Bates Road – neighbors in attendance conveyed that parking situation may have improved slightly after LHA letter was sent to all residents, but parking has returned to over-crowded conditions. Members present feel that this situation is a nuisance as defined in the CC&Rs, created by multiple homeowners on middle section of Bates who are renting out in-law units or renting a house to more than three, unrelated adults. Board agreed to send another letter to Bates Road neighbors and begin process to remedy situation with homeowners creating the nuisance.

### President

Liz Sterns will no longer own a house in LHA and her board seat must be filled for remaining 3 months. Board discussion on process for selecting interim Board members. MSC JB/CM with 3 in favor, 1 against to approve interim board member Susie Cerf for remainder of year.

### NP – Consent Calendar

Neighbors of project at 963 Grosvenor present to discuss impact of 3<sup>rd</sup> floor addition to the house. Architect provided additional elevations showing impact to views of neighboring houses. Square footage of the house reduced to 3575 sq. feet – 600 of which is at the basement level. Side setbacks are 7 ½' + on south side, 5 ½' + feet on north side. Neighbor comments that review process could have been smoother with neighbors included earlier in process. Neighbors can also provide input to City planning. Owner agreed to use opaque film on 3<sup>rd</sup> floor corner windows on south side for privacy. Jack recused himself from voting.

Board discussion around improving NP review process. Board took additional month for review to include neighbor review of project. The plans are architecturally correct and within the CC&Rs. The Board felt the design for increasing square footage had least impact on neighboring houses. Members have the right to be notified and informed, but do not have right to veto a project.

0159	780 Carlston	Addition (2 <sup>nd</sup> story)
0225	963 Grosvenor	Addition (2 <sup>nd</sup> story)
0236	985 Grosvenor	Remove deck, replace fence
0859	856 Trestle Glen	Tree removal
0900	1053 Trestle Glen	Window replacement

MSC CM/MS to approve Consent Calendar.

Financial

Finances / expenditures remain on track for 2017.

Parks

Received 3 estimates for repair of lower section of Dollar stairs – went with lowest estimate. Conducting small redesign of front section at Rosemount Park. Thank you to neighbor S. Kopff for planting at Warren Hook Park.

Membership

Ice cream social this Saturday. 100<sup>th</sup> anniversary party work continues. Liz contacting SPCA for presence at the event. Art Murmur is also interested in booth space.

Administrator

Nominations for 2018 Board are due September 15<sup>th</sup>.

MSC to adjourn meeting CM/MS