

LHA Board Minutes October 18, 2017

In attendance: Board members: Jack Backus, Chris Metcalfe, Marshal St. Clair, Peter Turner, Susie Cerf.
Administrator: Lisa Ray. Members: Eddie Low, Bryan O'Malley, Warrine Coffey, Steve Detwiler.

MSC PT/MS to approve September meeting minutes.

NP – Consent Calendar

1415 Barrows *	Addition
819 Grosvenor *	Renovation/addition (279 sqft) + replace deck
959 Grosvenor	Add outdoor wood oven / replace retaining wall
931 Hillcroft	Replace deck
939 Hillcroft	Retaining wall
1260 Holman	Tree removal - Willow
844 Paramount	Tree removal – Juniper
807 Trestle Glen	Tree removal – Oak
LHA Parks	Tree removals – Rosemount (3) Oak Grove (4) Plot C (2)
1420 Holman	Revised roofline, NP recommends “alternate” option

*Jack Backus projects – he will recuse himself from voting

Board discussion of 959 Grosvenor project for pizza/wood oven addition. Similar project approved in 2007 generated neighbor complaints from smoke and ash. Board is asking owner to provide neighbor signatures to confirm they are aware of potential impact.

MSC JB/CM (3 votes for, 1 against) to approve project contingent on neighbor sign off.

MSC PT/CM (3 votes for) to approve the projects at 1415 Barrows and 819 Grosvenor.

Board discussion around need for careful consideration of home additions as these can potentially change the makeup of the neighborhood.

Tree removal permits for Oak Grove, Rosemount and Plot C have city approval. Work will take place in 2018.

MCS CM/PT to approve Consent Calendar

Finance

Board discussion / final review of 2018 budget. MSC CM/PT to approve the LHA 2018 budget.

Discussion of purpose of Reserve Study – to get as close as possible to 30 years of expenditures, including deferred maintenance and replacement. The cost of pollarding will be split between 2020 & 2021, \$45k each year. MSC PT/CM to approve Reserve Study.

Parks

Will do one more planting party this year and also repair a bench and landing pad in Oak Grove.

Membership

The 100th Anniversary came in under budget. We continue to receive positive neighbor comments and appreciation for the event. Halloween Movie Night is scheduled for October 28th at 6:30pm. Discussion of topics for Abel Guillen to speak about at Annual Meeting include the homeless in Oakland and also a ballpark update.

Financial

Currently no candidates for the Finance Manger position. Discussion of whether Board should consider dropping the membership requirement. Will refine job posting to be more doable. Should we consider dropping training differential? Lisa to review Annual Disclosures for verification of membership requirement.

Administrator

The next Bates neighbors meeting will take place on Saturday, November 4th at 10:30.

Open Session

Thank you to Marshall for a great 100th party!