

## Board Minutes 12-20-17

In attendance: Board members Jack Backus, Susie Cerf, Marshall St. Clair, Peter Turner. Members Brian O'Malley, Warrine Coffey, Angel Garrett, Steve Garrett, Dennis Woodruff.

Meeting was called to order at 7:31pm.

### Open Session

LHA member raised the issue of short term rentals in LHA, citing a Trestle Glen home that has an advertised rental of a converted garage space. Neighbor became aware of the rental when a family member stayed there over the holidays. He feels that the CC&Rs prohibit this practice and that the City of Oakland has regulations against transient use. Board discussed language of CC&Rs regarding definition of occupancy and "single family" and considered surveying members to determine what LHA residents think about this issue. Board will ask owner to remove listing and set up a meeting to discuss further.

PT has looked into applying for Historic Preservation Zone status for LHA. Other Oakland neighborhoods have done this to retain the historic detail of homes and keep cohesive look to the neighborhood. If implemented, it does require that property owners obtain city approval for exterior changes, but owners can more easily apply for Mills Act status to reduce their property taxes. PT agreed to do further research and provide at future Board meeting.

MSC JB/PT to approve October 2017 minutes.

### NP – Consent Calendar

1406 Barrows	Tree removal – Juniper
919 Larkspur	Tree removal – Oak
775 Longridge	Replace side door – custom wood
775 Mandana	Replace windows
825 Rosemount	Tree removal – Maple
883 Sunnyhills	New deck railing
1255 Trestle Glen	Tree removal – Bay & Acacia

MSC JB/PT to approve the NP Consent Calendar.

The Board then discussed whether revisions to approved projects require additional rounds of NP review and Board approval. Neighbor of 963 Grosvenor would like Board to revisit this project that has gone through 3 revisions resulting in reduced square footage and building mass. Board members commented that the revisions are within realm of initial approval in quality and location. MSC PT/MS to reject second review/approval – 2 votes for, 1 recusal and 1 abstain. Motion will be deferred to next month's Board meeting.

### Finance

We have an increase of \$15,000 in income from last year, partially due to budgeted items shifting between categories. MSC PT/SC to approve October & November financials.

Membership – The Annual Meeting had a smaller turnout this year than in prior years. Membership committee has targeted dates for 2018 events.

Administrator

An offer has been extended to a finance manager candidate and LR will update Board by next month. Councilmember Abel Guillen presented LHA with a City proclamation in honor of LHA's 100<sup>th</sup> Anniversary.

### Executive Session

Board discussion around engaging lawyer for consultation. Board must vote to determine if expense is warranted before proceeding.

MSC PT/JB to fine 644 Longridge \$600 per violation (total of \$3600) for failure to correct blighted conditions at property.

Letter sent to owners of 1127 Trestle Glen requesting updated status on remediating blight issues. No response from owners. Copy of letter to be sent to homeowner's attorney.

Question to be addressed by new Board – if LHA is aware of a violation and the Board doesn't act on it, do we lose the right to address at some point in the future?

*\*Minutes from Executive session contain confidential information and are only for Board Member review – please do not print or forward.*