

LHA Board Meeting January 17, 2018

Director Marshall St. Clair called the meeting to order at 7:30 p.m. at the LHA office, 907 Underhills Road.

Determine Board roles for 2018

Board members present determined and approved MSC CM/BOM their positions on the Board for 2018 as follows:

Marshall St. Clair, President
Chris Metcalfe, Vice President / Parks Chair
Eddie Low, Vice President / Membership Chair
Brian O'Malley, Secretary / Neighborhood Preservation Chair
Angel Garrett, Treasurer / Financial Committee Chair

Members Present:

Bari Robinson, Warrine Coffey, Eric Ellisen, Rob Stone, Sue Merriman, Phil Silva, Carmen Fuchs

Open Session

Neighbors came to discuss the issue of an illegal rental of the in-law unit at 1307 Holman. Homeowner is advertising the in-law unit for rent online. Neighbors are aware of the situation on Bates Road where one illegal rental led to four and has created a nuisance for neighbors. Parking has become more difficult on Holman. Houses are approximately 6' apart, which means that a tenant will need to trespass on neighboring property to enter the unit. Neighbors expressed concern with the City of Oakland, whether the unit meets fire code and giving the in-law unit a separate address, designating the property as multi-unit. Neighbors want the Board to enforce the CC&Rs. Board will consider options for enforcing, including legal action, but must be careful about setting precedent.

Approval of Minutes

The minutes of the December 17, 2017 meeting were approved as submitted. MSC CM/EW

President's Report

Marshall proposed several initiatives for 2018, including adding timing to the Board agenda, creating a speaker card for members attending Board meetings, conducting a survey of the NP process and member satisfaction, review dues increase process, posting of minutes for all committees and Administrator providing a weekly call summary to the Board, including response to member. In response to member's request for HOA dissolution, Brian will write a response to include that although there is a process found in Davis-Stirling code, the Board will not take action.

Committee Reports

Neighborhood Preservation:

Consent Calendar - MSC CM/EW to approve all 4 applications:

1394 Barrows	window replacement
935 Hillcroft	window replacement
883 Sunnyhills	replace balcony railing
862 Trestle Glen	window replacement

Board discussed issue of requiring members to submit new applications when changes have been made to an approved application.

MSC BOM/MS to agree that the issue should be voted on by the Board

MSC MSC/CM to agree that a projects do not need a 2nd round of application and approval.

Treasurer's Report

MSC CM/AG to approve addition of Angel and Chris to bank signature card.
MSC AG/CM to approve LHA credit card for Finance Manager Dianne Manning.
MSC CM/EW to approve Dianne Manning ability to write off debt.

Parks Report

No park redesign for this year, maintenance and planting only. Will be holding work parties this year to accomplish this.

Meeting adjourned at 9:15pm

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Brian O'Malley, Secretary

Date

Executive Session 1/17/18

Members Moss & Renee Kardener attended to respond to complaint regarding short term rental of their in-law unit. Complaint was brought by a member whose family rented the unit. They provided details of the service they provide, they have a business license and pay occupancy tax to the city. They have also discussed the rental with their neighbors, who have no issue. Board discussed implications and agree that they will need an even handed approach and the CC&Rs do not address current day needs.

Further Board discussion of short term / long term rentals, impact to safety and traffic and ability for LHA to enforce regulations. Lisa to send letter to Ms. Tran, stating that she must discontinue advertising rental of the unit.

Meeting adjourned at 10:40pm.