

LHA Board Minutes

April 17, 2019

President Eddie Low called the meeting to order at 7:32 p.m. at the LHA office, 907 Underhills Road.

Board Members Present

Eddie Low, Chris Metcalfe, Brian O'Malley, Linda Heath, Stacey Harper (via phone)
Lisa Ray, Administrator

Members Present

Warrine Coffey

Open Session

Member requested that Board consider a ban on use of Round-up pesticide within LHA. Chris confirmed that we ask our contractors not to use this product in LHA common areas. The Board determined that they can only enforce existing rules and do not have the authority to restrict usage of this product by members on private property.

Member asked for clarification on rules for raising chickens within LHA. This is governed by Oakland Municipal Code which allows for hens, but no roosters. Also, the coop or pen must be 20' from any residential structure.

Approval of Minutes

MSC BOM/CM to approve corrected March 2019 meeting minutes.

President

Issue of members managing their contractor's work schedules to avoid disruption to garbage pickup. With increase of remodeling projects on the neighborhood, members need to inform contractors of parking limitations to keep from blocking garbage trucks, buses, emergency vehicles and their neighbors.

Treasurer's Report

Discussion of online payment options – Stacey will review other online services.
MSC CM/BOM to approve the March 2019 financials.

Neighborhood Preservation:

MSC BOM/CM to approve the following items on the consent calendar:

930 Hillcroft	Tree removal
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Parks

Eucalyptus removed from Warren Hook with stump left for seating. Longridge neighbors added Little Library & Dogwood tree. Neighbors behind LHA office will be replacing fences in backyard, with LHA paying for ivy removal. Oak trees will be thinned in June. High school student will be watering in Oak Grove this summer.

Neighbor Network

Bardo Lounge event was a big success with nearly 100 members attending. Dog meetup event being planned for May and Ice Cream Social in July. New member event targeted for September 15th and movie night tentatively set for 10/5.

Administrator

Tree house/structure was removed from Plot C. Gay and Lisa along with several Mandana neighbors will be attending a meeting with Councilmember Bas regarding traffic safety and several accidents on Mandana near Paloma.

MSC CM/EL to adjourn meeting.

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

LHA Board Minutes

May 15, 2019

President Eddie Low called the meeting to order at 7:31 p.m. at the LHA office, 907 Underhills Road.

Board Members Present

Eddie Low, Chris Metcalfe, Brian O'Malley, Linda Heath
Lisa Ray, Administrator

Members Present

Warrine Coffey

Open Session

Discussion of proposed CA State bills AB670 to encourage the construction of accessory dwelling units (adu's) & SB50 which calls for cities to streamline the development approval process for multi-unit housing. AB670 has specific language making HOA restrictions of adu's unenforceable, but does require the units be owner occupied or rental term longer than 30 days.

City of Oakland has adopted new AirBnb regulations – Brian will forward a copy to the Board.

Approval of Minutes

MSC CM/BOM to approve April 2019 meeting minutes.

President

Treasurer's Report

MSC CM/BOM to approve the April 2019 financials.

Neighborhood Preservation:

MSC BOM/EL to approve the following items on the consent calendar:

916 Grosvenor	New deck
838 Paramount	Outdoor kitchen
727 Rosemount	New fence, driveway gate
656 Trestle Glen	Detached studio
1226 Trestle Glen	New fence
1234 Trestle Glen	Replace fence
1255 Trestle Glen	Tree removal (Bay)
924 Underhills	New iron railing

Parks

Oaks in Warren Hook and office park will be pruned. Paloma entrance to Oak Grove will be made safer with new ground cover over existing gravel. We have a new Little Library and Dogwood tree in Rosemount Park. Obtained estimate for tree stump removal on Trestle Glen - \$300 per stump. Estimate to plant new trees approximately \$450. Lisa to contact neighbors with this information. Rebar being removed from locations in Oak Grove and new contractor working there on bamboo removal & grass clearing. Chris to confirm dates for pollarding of Sycamore street trees.

Neighbor Network

May need to postpone dog meetup due to rain in the forecast. Ice Cream Social set for July 20th.

Administrator

Lisa and Gay attended meeting w/ CM Bas and Mandana neighbors regarding traffic safety issues on Mandana. CM will be meeting with Oakland DOT to discuss options for reducing accidents & slowing traffic. MSC CM/EL to adjourn meeting.

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

LHA Board Minutes

June 19, 2019

President Eddie Low called the meeting to order at 7:35 p.m. at the LHA office, 907 Underhills Road.

Board Members Present

Eddie Low, Brian O'Malley, Chris Metcalfe (via phone)
Lisa Ray, Administrator

Members Present

Warrine Coffey

Open Session

In response to complaint about realtor tent signs placed on sidewalks, the signs are located in the public right of way where LHA does not have jurisdiction. The Board will continue to monitor this situation. There is now an open seat on the Board due to a resignation. Lisa will assemble list of potential short term candidates to fill the vacancy.

Approval of Minutes

MSC CM/EL to approve May 2019 meeting minutes.

President

Treasurer's Report

MSC BOM/EL to approve the May 2019 financials.
MSC BOM/CM to approve liens on six overdue accounts.

Neighborhood Preservation:

MSC BOM/CM to approve the following items on the consent calendar:

959 Grosvenor	Window replacement
848 Longridge	Window replacement
727 Rosemount	Updated - driveway gate design
831 Rosemount	Garage demo, fence replacement
859 Sunnyhills	Remodel + addition
1012 Sunnyhills	Replace front porch / stairs / railing
758 Trestle Glen	Garage demo + rebuild
856 Trestle Glen	New + replacement windows
1079 Underhills	Garage door replacement

Parks

Pruning of Oak trees at the office and Warren Hook parks has been completed. Wood chips dumped at Carlston Triangle will be spread out in park by gardener. Contractor will also use some in Oak Grove. Clearing work around base of Sequoias at Carlston Triangle. Butterfly project did not get any volunteers.

Neighbor Network

The Dog Meetup was a lot of fun, though not a very large turnout. Ice Cream Social planned for July 20th at Warren Hook Park.

Administrator

The office received an anonymous complaint regarding an arbor over 4' tall located in the front yard of a house. The Board will not act unless 2nd complaint received.

MSC CM/EL to adjourn meeting.

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

LHA Board Minutes

July 17, 2019

Board Members Present

Eddie Low, Brian O'Malley, Linda Heath, Chris Metcalfe & Lisa Ray, Administrator

Members Present

Warrine Coffey, David Schlosberg

President Eddie Low called the meeting to order at 7:34 p.m. at the LHA office, 907 Underhills Road.

Open Session

Owner of Carlston property that borders LHA plot C would like LHA to share cost of fence replacement. With no history of LHA splitting costs on a shared fence, the Board does not see a need to change that practice and declined to share the cost of a new fence.

Approval of Minutes

MSC BOM/CM to approve June 2019 meeting minutes with addition of the word "anonymous" regarding a complaint about an arbor over 4' tall at a property on Longridge.

President

Parking of construction vehicles on our narrow streets is still an issue, especially on garbage pickup days Mondays & Tuesdays. Next newsletter will include a reminder to homeowners to tell their contractors to park on driveways or spread out parking of multiple vehicles. LR will also update NP application to include a reminder to homeowners.

Treasurer's Report

MSC CM/LH to approve the June 2019 financials.

Neighborhood Preservation:

MSC CM/LH to approve the following items except 1010 Grosvenor:

1010 Grosvenor	Fence replacement
987 Longridge	Replace French doors
994 Longridge	Installing outdoor kitchen, bbq
831 Rosemount	Tree removal – Acacia
758 Trestle Glen	Replace detached garage
1206 Trestle Glen	Replace fence
1010 Grosvenor	Fence replacement

Parks

Oak trees at the office park were pruned and also at Rosemount. Upcoming pruning at Warren Hook and contractor clearing Agapanthus at base of Sequoias at Carlston. We had an irrigation break at Oak Grove so we are collecting the access nozzles that we've loaned out.

Neighbor Network

The Ice Cream Social will take place this Saturday from 1:00-3:00. In September we'll host our new neighbor meet up, October will be our annual movie night and November the annual meeting. We'll ask our Councilmember Niki Bas to speak at the meeting.

Administrator

New street striping on Mandana is more visible than in the past and also has a new bike lane. LR researched cost to become a notary – would be approximately \$350 for training and materials. With a number of notaries in the neighborhood, this service may not be needed.

MSC BOM/CM to adjourn meeting.

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

LHA Board Minutes

August 21, 2019

Board Members Present

Eddie Low, Brian O'Malley, Linda Heath, Chris Metcalfe & Jasmin Volk
Lisa Ray, Administrator

Members Present

Warrine Coffey, Miguel Drummond, Billy Rusteen

President Eddie Low called the meeting to order at 7:32 p.m. at the LHA office, 907 Underhills Road.

Open Session

Alma neighbor presented program for installing license plate reading cameras at street entrances to LHA. Cameras are installed on posts w/ solar panels for power. A rough estimate of 13 cameras would be needed with cost to members approx. \$32 per year. The Board will need to determine LHA member's level of interest. Barrows neighbor proposing addition of playground equipment to an LHA park. He will research options and LR will contact LHA's insurance company to determine if increased coverage will be needed. Discussion of a dog incident on Underhills over the weekend. LR will contact dog owner to set up meeting.

Approval of Minutes

MSC CM/JV to approve July 2019 meeting minutes.

President

Treasurer's Report

MSC JV/CM to approve the July 2019 financials.

Neighborhood Preservation:

MSC CM/JV to approve the following items:

889 Alma	Solar installation
780 Carlston	Replace fence
839 Creed	Replace windows
1010 Grosvenor	Replace fence
1414 Holman	New deck + front pillars – approving 3 of 4 pillars
916 Grosvenor	New fence
965 Longridge	Replace windows, deck, garage door
815 Mandana	Relocate retaining wall
782 Rosemount	Replace garage door
644 Trestle Glen	Replace garage door
1025 Underhills	Tree removal (2)

Parks

CM presented proposed Parks budget for 2020. Because Parks came in under budget this year, we are looking into possibility of moving up Sycamore pollarding to end of this year 2019.

Neighbor Network

Events planned for the rest of the year are the New Member Welcome party, Kid's Movie Night on 10/5 and the Annual Meeting on 11/13, with the speaker that evening Councilmember Niki Bas.

Administrator

Reminder that 2020 Board nominations are due by September 15th.

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

LHA Board Minutes September 18, 2019

Board Members Present

Brian O'Malley, Linda Heath, Chris Metcalfe & Jasmin Volk
Lisa Ray, Administrator

Members Present

Miguel Drummond, John Lancaster, Billy Rusteen

VP Chris Metcalfe called the meeting to order at 7:30 p.m. at the LHA office, 907 Underhills Road.

Open Session

Alma neighbors returned to discuss installing license plate reading cameras at entrance to Alma Place as a trial program at a cost of \$2000. The board responded that the cost was not within LHA's budget plans for the year and that the CCRs limit the authority of the association for installing and monitoring neighborhood security.

Barrows neighbor provided update for adding playground equipment to Office Park. With budget limitations, it was agreed that we will look for donated play items for the space. A picnic table and sand table have been offered and LR will email members for donations.

Approval of Minutes

MSC CM/JV to approve August 2019 meeting minutes.

President

Treasurer's Report

MSC JV/LH to approve the proposed dues increase for 2020.

MSC JV/LH to approve the August 2019 financials.

LR to ask bookkeeper about lower 2020 budget item for dues/subscriptions.

Neighborhood Preservation:

MSC CM/JV to approve the following items:

985 Grosvenor	Tree removal
947 Larkspur	Tree removal
974 Larkspur	Replace deck & retaining wall
844 Paramount	New windows / door <i>*to match existing grid pattern</i>
857 Sunnyhills	Tree removal
721 Trestle Glen	Relocate fence

Parks

CM confirmed that pollarding of the Sycamore street trees will begin in December 2019 and will take approximately 3 months to complete.

Neighbor Network

The New Member Welcome party will be held on 10/6 and Outdoor Movie Night on 10/19. The Annual Meeting will be held on Wednesday, 11/13. We will be adding a second speaker to the agenda from OPD or Fire Department.

Administrator

No new nominations were submitted for the 2020 Board.

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

LHA Board Minutes

October 16, 2019

Board Members Present

Eddie Low, Brian O'Malley, Linda Heath, Chris Metcalfe
Lisa Ray, Administrator

Members Present

Warrine Coffey

President Eddie Low called the meeting to order at 7:31 p.m. at the LHA office, 907 Underhills Road.

Open Session

Our office received a call this week asking about LHA restrictions on construction noise. The CCR's do not include construction noise regulations, but the Board agrees that construction and other equipment noise is a serious issue. With increased legal budget for 2020, the Board will be looking into updating the CCRs.

Approval of Minutes

MSC CM/BOM to approve September 2019 meeting minutes.

President

Treasurer's Report

MSC BOM/LH to approve the September 2019 financials.

MSC BOM/LH to approve the 2020 Budget.

Board discussion of possible increase of legal budget due to new state law SB 323 that will require us to update our bylaws. Legal estimate for this work is approximately \$3500. BOM to confirm effective date of SB 323 and meet with office staff to review Annual Disclosure document that may need editing prior to November distribution.

Neighborhood Preservation:

MSC CM/LH to approve the following items:

985 Grosvenor	Tree removal
947 Larkspur	Tree removal
974 Larkspur	Replace deck & retaining wall
857 Sunnyhills	Tree removal
721 Trestle Glen	Relocate fence

Parks

Small amount of tree pruning will be completed before the end of the year. Started a toddler/small kid play space at the Office Park with donated items from Parks Committee member. LR will request additional play yard donations from members.

Neighbor Network

We had a smaller turnout at this year's new member event. Open to suggestions for improving response. A movie has been selected for movie night this weekend.

Administrator

Annual meeting set for 11/13 at Crocker Highland's school auditorium. There will be 2 speakers – OPD's Brian Cassidy to present Crime Prevention Through Environmental Design and our District 2 Councilmember Niki Bas.

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

LHA Board Minutes November 20, 2019

President Eddie Low called the meeting to order at 7:30 p.m. at the LHA office, 907 Underhills Road.

Board Members Present

Chris Metcalfe, Eddie Low, Brian O'Malley
Lisa Ray, Administrator

Members Present

President

With passage of SB323, it's anticipated that our bylaws will need to be updated by an attorney. MSC CM/BOM to approve that 2019 legal budget of \$1600 be used as retainer for legal firm.

Open Session

No items.

Approval of Minutes

MSC BOM/CM to approve October meeting minutes.

Neighborhood Preservation:

MSC CM/BOM to approve the following items on the consent calendar:

877 Creed	Solar installation
717 Grosvenor	Replace fence
748 Grosvenor	Replace windows
1226 Trestle Glen	Replace windows

Treasurer's Report

MSC BOM/CM to approve October financials.

MSC CM/BOM to approve conducting annual CPA review and produce financial statements.

MSC BOM/CM to approve pollarding bid of \$91,000, which is lowest bid of 3 companies.

Parks

Chris has pruning work scheduled for this weekend in Oak Grove. Pruning scheduled for office redwoods, Rosemount pears and Plum Patch Oak before the end of the year.

Membership

No items.

MSC BOM/CM to adjourn meeting.

Executive Session

Complaint of home with new windows w/o LHA approval.

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

LHA Board Minutes

January 22, 2020

President Eddie Low called the meeting to order at 7:35 p.m. at the LHA office, 907 Underhills Road.

Board Members Present

Chris Metcalfe, Eddie Low, Brian O'Malley, Linda Heath, Jasmin Taylor
Lisa Ray, Administrator

Members Present

Warrine Coffey

President

Discussion of Board roles for 2020. MSC EL/CM to approve roles as:

Brian O'Malley - President

Chris Metcalfe – VP and Parks Chairperson

Linda Heath – VP and Neighbor Network Chair

Eddie Low – Treasurer

Jasmin Taylor – Secretary and Neighborhood Preservation Chair

Eddie received law firm proposal for updating bylaws and election rules. He will contact law firm to clarify what is included in the three proposed options and will update Board.

Open Session

Neighbor complaint regarding trash bins left in view of street on Brookwood Road. More than ½ of the neighbors on the street had left bins out last week. Lisa will send reminder to neighbors about storing bins out of view. Neighbor contacted office regarding conditions on MacArthur Blvd. Lisa will contact Caltrans regarding tree and brush maintenance near sidewalks on MacArthur. Neighbor contacted office with request that LHA collect contributions to Safer Crocker Security Patrol at same time as annual dues. Board cannot increase dues for donation to security patrol.

Approval of Minutes

MSC CM/JT to approve November 2019 meeting minutes.

Treasurer's Report

MSC EL/JT to approve November & December 2019 financials.

Neighborhood Preservation:

MSC EL/CM to approve the following items on the consent calendar:

748 Grosvenor	Replace fence
900 MacArthur	Replace windows
796 Rosemount	Replace windows

Parks

Chris followed up on neighbor concern about Eucalyptus tree in Plot C. Plant maintenance and clearing work scheduled for Oak Grove and Warren Hook.

Neighbor Network

First meeting of the year will be next week. First LHA event for 2020 will be a mixer in late March/April.

Administrator

If LHA bylaws are updated, office will mail them to all members. Update may include new state ADU statute that went into effect on 1/1/20. Lisa will collect questions about implementation of SB323 for California Center for HOA Law to be addressed at a future meeting.

MSC CM/EL to adjourn meeting.

Executive Session

Discussion of short term rentals in LHA.

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

Jasmin Taylor, Secretary

Date

LHA Board Minutes

March 18, 2020

President Brian O'Malley called the meeting to order at 7:35pm in via teleconference.

Board Members Present

Brian O'Malley, Chris Metcalfe, Eddie Low, Linda Heath, Jasmin Taylor
Lisa Ray, Administrator

Members Present

President

LHA copied on a letter to the City of Oakland regarding a drainage problem between backyards of Barrows / Holman houses.

Open Session

Approval of Minutes

Treasurer's Report

MSC CM/EL to approve February 2019 financials.

Neighborhood Preservation:

MSC EL/BOM to approve the following items on the consent calendar:

707 Carlston	New gate
870 Creed	New fence
1379 Trestle Glen	Replace windows
918 / 924 Underhills	Replace garage doors

Parks

Chris worked with arborist to develop tree removal plan for this year and next. Irrigation fixed at Warren Hook.

Neighbor Network

Pushing out the date of mixer, now targeting May. Hope that remaining 2020 events will stay on schedule.

Administrator

If shelter in place order is extended, we will provide call in information to interested LHA members.

The meeting was adjourned at 7:43pm.

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

Jasmin Taylor, Secretary

Date