

MINUTES MAY 12, 2014
FHA BOARD MEETING

Present: Mark Watts, Diane Wara, Eric Buonassisi, Warren Krause, Dave Aldrich
Absent: Tom Cooke

Before the meeting was convened by President Mark Watts at 7:10 PM, Sally Kipper gave a presentation on Friends of Forest Hill (FFH), a tax-exempt, 501(C)4 organization set up improvements to the Forest Hill neighborhood. The leadership of FFH has compiled a list of priorities, which include: 1) a children's garden on the Clubhouse grounds, 2) restoration of the children's play area behind the garages, 3) a new piano to replace the present one (on its "last legs"), and 4) replacing the slippery pavement at the entrance patio of the Clubhouse. Since about twenty residents attended this Board Meeting, it afforded a good opportunity to introduce FFH to a larger audience. Sally requested authorization to use the Association's Email list to solicit donations. The Board, by voice vote, authorized this use, but only on an ad hoc basis. Each future use will require approval by the Board.

Douglas Fong, representing the Waldorf School, asked to be added to the agenda and began the meeting by requesting a \$1200 refund of rental fees paid when the school first reserved the Clubhouse for a prom held April 26. Waldorf originally paid the \$2300 non-member rate. After finding a sponsor (the Fongs), the school was told the member rate would apply and a refund would be forthcoming. Mr. Fong said the expected refund has already been spent and it would be a hardship to pay the higher rate after being promised the reduced rate. The Board, by voice vote, decided to discuss the matter in executive session immediately after the public meeting.

The Minutes of the April 14 meeting, distributed to all Board members in advance, were approved by voice vote.

Board members were provided with copies of the April 2014 Treasurer's Report and the Revised FY 2013-14 Final Report and Revised FY 2014-15 Budget in advance of the meeting.

Several copies of the April Report were also distributed to attendees at the meeting.

Treasurer Eric Buonassisi pointed out that Clubhouse Advertising was increased by the same amount as Event Management was decreased to reflect more accurately our true advertising costs for last year. There was no net change to profit for the year. He reported that Clubhouse rentals booked before April 1 brought in \$19,850, which hit our income in the first month of the new fiscal year.

We begin this year achieving 30% of our rental income with only 8% of the new year behind us.

Debt service is at 12.5% of budget for the year due to the expensing of our \$5,000 Loan Origination Fee from last year's Capital Budget. Insurance, which has remained "flat" for five years, will see a 12% increase over last year and the budget reflects this change. The Treasurer

added that, with a new Board, name changes are needed for authorized check-signing. A resolution was made and approved to add new Directors to the Union Bank signature card.

Warren Krause (Legal and Governance) reported that there had been a delay in the

funding for the traffic-calming program. He also brought up the conflict-of-interest issue pertaining to Board members, all of whom are required to sign statements alerting the Board to any possible conflicts, and the necessity of electing a seventh Board member. It was subsequently determined, by voice vote, that this (the election) would be taken up in the executive session immediately following the meeting.

Dave Aldrich (Communications) proposed two more quarterly newsletters this calendar year, one in late July or early August, the other in November to inform residents of end-of-year events.

Another newsletter, in January, would inform them of the upcoming 2015 election and year-end Association business.

Mark Watts (Architectural Review) discussed the plans for new construction at 2181-9th Ave.

Board members were provided with these plans by email. The height and size have been reduced, and Trent Moore, present to speak for the project, said the changes were made to satisfy the concerns of neighbors who attended a 2 1/2-hour meeting to discuss the original plans.

Mark advised Mr. Moore to have another meeting with the neighbors, showing them the revised plans to allay their concerns, before submitting them to Planning.

Diane Wara (Landscaping/Trees) revealed that the City has probably accepted responsibility

for the trees in median strips. She will confirm this over the next month. Diane has asked Valley Crest, our tree contractor, to prepare a replanting list for those large and aging trees that will require removal and replanting within the next five years. Treasurer Eric Buonassisi commented that this would "sharpen" our Reserve Analysis that will be completed by ARA in the coming weeks and the FHA will have a much clearer picture of future landscape liability, which requires funding through the Reserve Account. The urn in the Pacheco triangle was also briefly discussed: Diane Wara reported that Valley Crest wanted \$10,000 to restore the urn (drill drains and plant vegetation), and there was general agreement that this was an exorbitant amount.

Diane reported further that Patrick Lannan of Flora Grubb will provide a firm estimate but tentatively said the cost would be around \$1,500.

Walt Farrel (West of Twin Peaks) reported that in-law apartments were discussed at the two meetings he attended. Some speakers favored a ballot measure to approve or restrict such apartments; others favored lawsuits. If an in-law apartment is approved, assessments will go up. Walt is retiring as liaison to West of Twin Peaks. The new liaisons are Gus Gilbert and Dena Aslanian-Williams. Mark Watts thanked Walt for his many years of service as WOTP liaison for the FHA.

The question of early publication of the agenda for monthly meetings was brought up by Warren Krause, who believes it should be available to Board members in final form one week before each meeting and that it should be posted in the Forest Hill kiosk at the entrance to the Clubhouse and distributed to the audience at each meeting. There was general agreement to this suggestion.

EXECUTIVE SESSION

The regular meeting was adjourned at 8:09 PM and the executive session convened nine

minutes later. Two issues were discussed in camera:

1. Refund to Waldorf School

Although the original contract called for the higher, non-member rate, an FHA employee promised Waldorf that, following sponsorship and a new contract, the lower member's rate would apply. There is, therefore, the problem of bad public relations if the requested refund were not granted. Diane Wara argued that we should formulate clearer criteria for membership status. Finally, the Board voted 4-1 to refund the \$1200 to the Waldorf School on a one-time-only basis.

2. Election of Seventh Board Member

Three FH members applied, but one withdrew prior to the meeting. Kathe Farrell was unanimously elected by those in attendance as the seventh member of the Board.

The executive session was adjourned at 8:35 PM