

FOREST HILL ASSOCIATION
BOARD MEETING
November 9, 2015

Present: Mark Watts, President; Diane Wara, Vice President; Eric Buonassisi, Treasurer; Thomas Cooke; Bernard Deasy; Charlene Kiesselbach

Absent: None

The meeting was called to order at 7:00 p.m. by President Mark Watts.

The position of Secretary being vacant with the resignation of John Graves, Kiesselbach agreed to take the Minutes.

1.Minutes of the previous meeting approved. Ayes: Watts, Wara, Buonassisi, Cooke, Deasy. Kiesselbach abstained on basis of absence from that meeting.

2.Kevin Goggin nominated by Watts to fill open position on the Board due to resignation of John Graves. Motion seconded by Buonassisi. Motion unanimously approved.

3.Watts invited Rigo C. to present a proposal to the purchase of earthquake insurance coverage for the Clubhouse structure.

Two options were presented:

- (i) Insurance Company of the West: Annual premium of \$10,400, \$100,000 deductible, \$1,000,000 loss limit;**
- (ii) Lloyd's of London: Annual premium of \$11,242; \$200,000 deductible; \$2,000,000 loss limit.**

Suggestion from Harold Wright to seek additional quotations on earthquake insurance.

Motion by Kiesselbach to table discussion to next Board meeting. Motion seconded by Watts. Motion unanimously approved.

3.Watts reported on Traffic Calming proposals for neighborhood, including proposed stop sign at intersection of Alton and Castenada Avenues. Some residents are in favor of the stop sign; at

least one resident is opposed. Interested residents are encouraged to look at the Traffic Calming Plan on the City Website.

4.Watts reported on the progress with the Association's new website. The new website will permit new material to be added by downloads. This is a vast improvement over the old website where new material could only be added by code input. The total cost for the design and implementation of the new website is approximately \$5,000. The cost after implementation is \$250 every quarter or every 6 months, depending on our use of support. The new webmaster is Natalia Brandt at WebMaven.

5.Buonassisi gave the Treasurer's Report. The overall picture is that FHA is in good financial shape at present. FHA is under budget on Landscaping. Clubhouse rental income for the next 90 days is anticipated to yield approximately \$10,000 added to the current \$153,660 total income from rentals. We expect some cancellations due to the contract changes that we are imposing regarding end times and reduction in amplified sound levels during events.

Member assessments for FY2015 have been collected from all but 2 members. Buonassisi has sent at least 4 letters to each of the delinquent members at 340 Dorantes and 115 Pacheco. Motion by Cooke for FHA to place a lien on these properties if there is no response within 30 days; motion seconded by Kiesselbach; unanimously approved. Buonassisi represented that before proceeding with the lien he will send a letter to each of the members advising of the additional \$125 processing fee for lien placement.

Buonassisi reported on the status of the nonpayment of the member assessment for 50 Montalvo. The homeowner at this address also did not pay last year's assessment. Upon being contacted, the homeowner stated that the reason for not paying was that she was not pleased with the FHA landscaping work near her property. Motion by Buonassisi to authorize him to negotiate a reduction in the late fees and interest for the assessment if the member agreed to pay the regular assessment amount in full. Discussion followed as to whether a member should be granted a

reduction because of dissatisfaction with the FHA. Motion died without being seconded.

Motion by Buonassisi to increase fee to McHale Financial, FHA's accountants to \$1,000/month. This fee will include all services. Presently, FHA is paying \$805/month for these services, based on the current contract price of \$600/month, plus the negotiated \$100/hour for extra services. Watts moved the motion; second by Deasy. Ayes: Watts, Buonassisi, Cook, Deasy, Goggin; Noes: Kiesselbach, Wara. Motion passed.

5. Report on Forest Hill Garden Club by President Pansy Waller. Food Drive scheduled for 11/16 at time of Annual Book Fest. Annual Holiday Dinner Dance on 12/7; price is \$95 per person for members and \$100 per person for nonmembers. Knights catering and Tony Macaroni Band will provide services. Pine tree at Clubhouse to be decorated on 12/6 by FHA; Watts and Cook volunteering to help decorate tree. Wara advised of new restrictions for Clubhouse rental events, which require weeknight events to conclude by 10:00 p.m., with no music after 9:00 p.m. Discussion followed as to whether or not these restrictions should apply to non-rental community events. Kiesselbach is of the opinion that while noise restrictions should apply to all events, the hour limitations should not necessarily apply to non-rental community events; and noted that the Garden Club Holiday Dinner Dance has been on the first Monday night in December for over 30 years and should be able to proceed in accordance with tradition. The Gutknechts, whose property abuts the Clubhouse property at the rear, stated that the restrictions should apply to all events regardless of history or community interest. Motion made by Kiesselbach, second by Wara, for Garden Club Holiday Dinner Dance to end by 10:00, with music to stop at 9:00 pm unless prohibited by law. Ayes: Buonassisi, Deasy, Goggin, Kiesselbach, Wara, Watts. Noes: Cooke.

6. Cooke reported that the FHA Children's Halloween Party was a successful event. The scheduled FHA Children's Christmas Party is still in need of a Chairperson. Unless there is a volunteer to Chair this event it will not take place. The FHA Pancake Breakfast is planned by 11/16; Watts is chair of this event.

7.Watts reported on Clubhouse noise issues and abatement. Buonassisi reported on the new speakers and sound system purchased and installed by FHA. Use of this system will be mandatory and will permit FHA to set the sound for music at the legal limit. Watts discussed the possibility that noise could be filtering through the fireplace up through the chimney and will look into possible remediation. Kiesselbach proposed a resolution which would limit rental events to 70 per calendar year, with no more than 2 rental events per weekend. After some discussion, Kiesselbach withdrew the motion for further consideration of frequency issues at a later time.

The meeting was adjourned at 9:20 p.m.

**Respectfully Submitted,
Charlene Kiesselbch**