

SAN LORENZO VILLAGE HOMES ASSOCIATION

ANNUAL MEETING MINUTES AGENDA

NO. 12

MINUTES

1. President raps the gavel at 7:16 pm and calls the annual meeting to of the San Lorenzo Village Homes Association Board of Directors to order.
2. President Martins notes that a quorum (10%) of the membership is needed to conduct any business, seeing that a quorum is not present she stated that no business could be transacted.
3. President Martins gave the annual Presidents Report for 2010. (see Attachment A)
4. The Board presented outgoing board member, Mel Medeiros, with a resolution recognizing his service to the community and his term as an Association Board member.

Mel thanked everyone who voted for him, as well as those who did not vote for him. He thanked Board members Kathy and Margaret for the countless hours they spend in setting up community events. He told Art he always appreciates him being well prepared for meetings.

He told Brenda that he was quite concerned about the many hours the Board and staff have had to spend in answering her same questions over and over again. Further, he believes the Board could have accomplished a lot more this year, if we didn't have to deal continually with her same issues.

5. President Martins adjourned the annual meeting to the regular board meeting at 7:54 pm.

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO. 1240B

MINUTES

1.1 CALL TO ORDER - The regular meeting of the San Lorenzo Village Homes Association Board of Directors was held Thursday, February 17, 2011. President Kathy Martins called the meeting to order at 7:55 pm

1.2 SALUTE TO THE FLAG – President Martins led the Board and the audience in the pledge of allegiance.

1.3 ROLL CALL – Directors, Kathy Martins, Margaret Wright, Mel Medeiros, Brenda Carr and Art Wydler were present.

2.0 MINUTES FROM THE PREVIOUS MEETING –

Director Wright made a motion to approve the minutes from meeting number 1238 on January 20, 2011 and work session agenda #1239 on January 31, 2011. Director Medeiros seconds, the motion carries unanimously.

Director Carr thanked the administrator for the notes of the work session. The Administrator noted these were not minutes, but rather dispositions of the agenda items.

3.0 COMMITTEE REPORTS -

3.1 Community Engagement Committee- President Martins thanked those who are members of the Community Engagement Committee and invited new members to participate. The committee meets the second Wednesday of every month in the Association Hall at 6pm.

The committee is preparing for Earth Day which will be held April 30, 2011 this year. The San Lorenzo Little League has been impacted by the recession and have a huge drop in membership. The Association has partnered with the Little League Board and will be helping with a fundraising event on April 1, 2011, "Casino Night". Tickets will be sold in the Association office as well as Little League members.

3.2 HARD (Hayward Area Recreational District) Advisory Committee- Director Wydler reported that there was no meeting this month. The next meeting is for March 7, 2011. Wydler noted that there was a question at the last meeting about Measure WW funds and why they were not used for the purchase of the property on Via Toledo and Hacienda. He stated that there is an application process that the park has to go through to get these funds released. When the opportunity for this particular property came up, they felt that they needed to purchase the property immediately and therefore did not want to wait for the application to go through. The application process for WW funds is open right now, and if there are projects that can be identified, the HARD district can move forward. Wydler stated that capital improvements can be done with these funds.

President Martins noted that there are sprinkler parks that are being built all over the bay area. She would like these funds to be used for something like that or a community pool..

3.3 Library Advisory Committee- Director Wright stated that there was no meeting. The next meeting will be held Thursday 2/24/11 at 7pm.

3.4 Neighborhood Advisory Group- Director Wright reported that NAG met and discussed where they would like to concentrate their priorities. They discussed the alcohol ordinance and the marijuana ordinance. The marijuana ordinance has been tabled with the seating of a new Supervisor and the group discussed going back to the drawing board to develop new plans. There are currently two (2) marijuana clinics in the unincorporated area. .

Resident Lois Moser asked if the clinic called the "Garden of Eden" had a legitimate permit. The sheriffs personnel in attendance noted that there were no problems with the business and it was recently issued a permit to continue with operations.

Director Wright announced that the next NAG meeting would be held Tuesday 2/22/11.

3.5 Redevelopment Committee- President Martins stated that there was no meeting in February, the next meeting will be held on March 2, 2011 at 6:30 pm. She stated that the committee does not make any decisions, it merely makes recommendations to the County Board of Supervisors.

3.6 Unincorporated Meeting- Director Wright reported that the there was discussion about the San Lorenzo Creek Watershed Taskforce and a presentation was given. The future of redevelopment was discussed and the county is now waiting to see what the state is going to do with these funds. The next meeting will be held, Wednesday February 23, 2011 at 6:30 pm. There are only two (2) items on the agenda for that night; Redevelopment and the NAG report. Supervisor Chan will be unable to attend all the unincorporated meetings due to her involvement on many other committees. She has promised to be at "every-other" Unincorporated meeting.

3.7 Youth Collaborative- No meeting

4.0 COMMENTS FROM PUBLIC AGENCIES

4.1 CHP-- Officer Daniel Jackwizy reported the following statistics

Statistics for January 2011		
	San Lorenzo	Total in Unincorporated area
Collisions	14	114
Tickets	77	1621
Storage/Impounds	5	81
Recoveries	0	1
Reported Stolen	0	0
DUI	2	95

The Officer stated that the CHP will be cracking down on teen drivers this coming month and their use of cell phones while driving. He brought in a pamphlet for parents to look at and discuss with their teens. They will also be doing more enforcement at the local schools to encourage slower, safer traffic before and after school.

4.2 Sheriff's Department- Officer Stewart reported on the crime statistics for the month and left the report for the board, staff and audience. He noted that residential burglaries have increased and urged residents to lock their doors, cut back overgrown shrubbery and make your house difficult to target. He invited residents to attend the 3/14/11 accreditation meeting held in the Association's Community Hall and thanked residents in writing in this past month in support of the Cop Shop unit.

Director Carr asked about the process of the street sweeping tickets, specifically around Grant Elementary. She wondered if the Sheriff's Department could work with the parents at the school who are trying to drop off their children in the area when the street sweeping signs are being enforced. The Administrator indicated she could discuss this problem with our driver.

Stewart stated that Sgt. Rodriguez who runs the traffic unit and is responsible for the technicians giving the tickets, but that he would pass the word along to him as well as the SRO (School Resource Office).

Director Wright asked for clarification on the marijuana cooperatives and if there have been any problems with them. Officer Stewart stated that he had no information. Sgt. Scheuller stated that currently there is nothing in the process to add another cooperative in the unincorporated area. There currently are two(2) and there is the possibility for one (1) more. An application must be put in and it would be a long process with a lot of community input prior to another cooperative being approved in the area.

4.3 Supervisor Wilma Chan's Office--No further report (report was previously given at the Meet & Greet)

4.4 Zoning Enforcement Report-- A report was left for the board and members present..

4.5 Public Comment-items not on agenda

Resident , Mr. Gomes spoke about his right to vote as a member and his belief that there are other no board members in the Association that do not have the right to vote.

A resident thanked the board for the "meet and greet" that preceded the meeting. She wished Director Medeiros the best of luck but asked that the board refrain from "backstabbing" at its meetings.

5.0 FINANCIAL REPORT

5.1 Approval of January 2011, including payroll-
Director Wydler made a motion to approve the January 201 financial report. Director Medeiros seconded. The vote was as follows:

Ayes: Martins, Medeiros, Wright, Wydler

Nayes: None

Abstain: Carr

Director Wydler questioned why Director Carr was abstaining; he did not see the purpose in this action. He stated that if there is a financial report that is inaccurate or does not reflect the expenditures for the month, then abstaining does not do any good. If there is a problem with the report, then the concern needs to be brought up to the other members for discussion.

Director Carr stated that she appreciated Director Wydler's opinion and noted that the board was scheduled to meet Tuesday of this past week to discuss hearings and variances and other issues, however that meeting was cancelled at the last minute. There was no time to meet this evening prior to the board's "Meet and Greet" and the Annual meeting. She stated that she has continually brought up her concerns about voting on the budget so she continues to choose to abstain.

The Administrator clarified that this vote is not on the budget, but on the financial reports submitted to them each month. There are three reports: (1) checks written for the month, (2) the balance sheet and (3) income and expenses to date compared to the budget amount for the same time period. In fact, the Budget was adopted every April by the Board.

6.1 Update of Recall election- President Martins reported that Tuesday, February 15, 2011 Unilect at their Belmont office printed all the recall ballots and mailed them. Last month at the request of Director Carr the petition was inspected and verified by Unilect. No ballots were mailed or printed prior to this verification.

President Martins stated that neither she or any other board member has seen the petition. She said that the ballots were printed and mailed by Unilect and no other party was involved. There were some individuals who wanted to view the process and were allowed to do so. The meeting to count the ballots will be prior to the next board meeting on March 17, 2011 at 4 p.m.

Director Carr stated that in an article on the news website "PATCH" it referenced a non-member, Lou Orselli being able to view the ballot preparation and stuffing. Carr said that it was her understanding that the San Lorenzo Homes Association is a member-based organization, and as such its membership pays dues. She asked why a non-member was allowed to participate. President Martins stated that Mr. Orselli lives with his elderly mom and dad in the Association and although does not own the home, represents them. Director Carr asked whether the Association had a power of attorney document showing that Mr. Orselli was acting on behalf of his parents. President Martins stated that this was only necessary for voting.

President Martins asked why Director Carr was not concerned about PATCH reporters being there, they are not members. Carr noted that it is her understanding that reporters are under a different set of laws/obligations when they are reporting the news or sending out a press release. The article referenced a community "member" and she was curious as to why he was allowed to be present. President Martins stated that Lou Orselli attends many of the work sessions and association board meetings and represents the interests of his parents who are

members. She stated that this was discussed in the work session and feels that the question had been answered.

6.2 CC&Rs and By-Laws Legal Update- Director Wydler reported that this issue was reviewed at the last board meeting and that since that time the board has received quotes from law firms on reviewing and possibly re-writing the CC&Rs. Wydler stated that they also were given some alternatives to redrafting the CC&Rs. There are 44 sets of CC&Rs which would all have to be approved under one CC&R , there is a provision to deal with this through the courts. However, the Association's Attorney stated that failing to get the 75% member approval, would cost the association a minimum of \$15, 000.00 in court costs. He suggested an alternative to having to pay these court fees. The concept he suggested was to draft what he called "Super By-laws or by-laws on steroids", wherein the Association uses changes in its by-laws to affect the changes that it is unable to do with the CC&R process. This may be a simpler and less costly task. Director Wydler stated that in 2013 the Davis Sterling laws will also change. Some of these changes may address issues that the current By-laws/CC&Rs do not address. For example solar panels, etc.

Director Wydler said that he feels there needs to be some changes to help the current board address issues that it cannot currently address or that it does not have clear guidance on. These changes must be addressed, whether in updating the CC&Rs, the By-Laws or by creating more new policies and procedures. Wydler suggested that when the new board is convened that it look at implementing some changes around these issue and develop an ad-hoc committee to review this idea.

President Martins asked that this item be put on a future work session to acquire new members. The Administrator noted that she would be willing to publish something in the next newsletter which would go out about March 18, 2011 to recruit new members.

Director Carr stated that she has received and reviewed the 44 sets of the CC&Rs that she was given. She stated that the county map noted other tracts that were not included and she did not receive tract 4359. The Administrator indicated there were 48 tracts and if Brenda would let us know what tracts she is missing, she was sure Bev would provide them to her. President Martins also pointed out it was important for members to be aware of the various laws including civil codes and corporation laws.

6.3 Review of Alcohol CUP Letter

The Administrator stated that after reviewing the letter, she did not see many problems with it. The letter would be on the next NAG agenda. It goes before the planning commission next, and then before the Board of Supervisors. The community and the NAG will have another opportunity to look at it and make recommendations.

7.0 ADMINISTRATORS REPORT

7.1 Cell Tower Info and Update- The Administrator said that she talked to county staff and they did not have a map. They will try to create a map for San Lorenzo. She also talked with a consultant who has worked with cell tower issues and he will take a look at the Little League Field for possible placement of a cell tower.

7.2 No U-Turn Sign on Washington- The Administrator reported that resident Kathie Ready had also spoken with Bill Lambert at the County Public Works Department and was told that this issue and the changes were based on a safety issue and thus they would not make any changes to the new construction.

Resident Kathie Ready said she spoke with someone else at the county about the economic impact on 7-Eleven and was hopeful that she would press the issue with others in the county to help make some changes to support this business and mitigate the new construction's negative impact on it.

7.3 2011-12 Budget Meetings- The Administrator noted that the board has a budget meeting scheduled for Tuesday, March 7, 2011. The Board has already gone on a walk through regarding the reserve budget and she will be completing a formal study for the board. Anyone interested in the board budget should contact the Administrator by email.

7.4 Other Informational items-

The Administrator said that she had downloaded a nine minute video from U-Tube about the history of San Lorenzo but was unable to present it to the community at the meet and greet. If anyone is interested she can email them the link.

8.0 Liens and Violations Report-

January 2011		
Number	Violation	# of Letters
1/19	Inoperable Vehicles in driveway	9
2/22	Recreational veh/trailer in driveway	1
6	Lack of Gen Maintenance	4
10	Lawn Height	6
13	Holiday Lights	0
14	No signs	0
15	Building Exterior	1
18	Lean/miss fence	0
20/7	Unpaved parking	3
21	Working on vehicles	1
23	Dogs/Cats more than 2	0

Number	Violation	# of Letters
24	Barking dogs	1
25	Prohibited animals	0
26	Excessive noise	0
27	No Home Business	0
28/99	Other/ comments	1
30	Multiple Violations	4
31	Plans needed	0
	Total	31

The Administrator announced that there were no lien releases in the past month.

9.0 HEARINGS AND VARIANCE ISSUES (Requires recommendation motion)-

9.1Hearing Dispositions- None, The Administrator noted that there were very few hearings for this month and that also due to staff illness they did not present any. She noted that staff has prepared a list for board members to go by this past month and either close out or give a description as to why the violation is still present. She asked staff member Kathleen Harrigan how many files were currently open. Ms. Harrigan responded approximately "150" which include the 50 that need to be reviewed by the board, however this is subject to change with each week of property inspections..

10.1 PUBLIC COMMENT-

The Administrator indicated she had received a letter last Thursday from Lois Moser requesting that she be allowed five minutes to speak. Director Wright made a motion to allow this, seconded by Director Medeiros, motion passed.

Resident Lois Moser stated that she had many concerns regarding some of the statements Director Carr has made, such as the fact San Lorenzo didn't have curbs and sidewalks and Cherryland does. She also indicated Ms. Carr did not follow up on her responsibilities as the Climate Change Committee representative.

11.0 Board Reports

Director Carr went to the Veterans Commission meeting on February 14, 2011. There will be a new VA outpatient clinic in Alameda County as well as other areas. It will be a work shop

center and have other services for veterans. Anyone interested in following up with this should attend the meeting on March 21, 2011 at 10 am at the San Leandro Library.

Director Carr announced that March 19, 2011 they are honoring women in the military at the United Methodist Church in Oakland, she will leave the flyer in the association office. On March 3-6 there is a conference in Alameda for female veterans and all women are invited to attend.

Director Carr said that in working with the Alameda County Climate Action Committee she became concerned with some Village homeowners being required to carry flood insurance. In her research into this issue she found a community committee that meets on a regular basis called ART (Adapt to the rising Tide). This committee looks at tides and the climate, she has minutes from these meetings that residents can review. Their next meeting will be March 23, 2011, if anyone is interested the website and this information will be left in the Association office.

Carr stated that she met with Grant elementary this morning about the traffic and safety issues in front of the school. There will be a public meeting on March 2, 2011, at 6:30 pm to look at a draft for some proposed construction for a turnaround for the cars and buses in front of the school.. This will be paid through Measure O funds and is an attempt to take care of some of the parking and safety issues that have become more and more of a problem for that site.

Director Carr said in closing, that she was concerned with some reference that she signed a petition that related to the dismantling of the Association. The petition was in fact for a special public meeting to be held about some residents' concerns. This particular petition did not go through and was stopped at one point. However, the board President at that time, Wulf Bieschke, did comply with the by-laws and eventually held a Special Meeting and had the petition in his possession. Carr was concerned how this petition was handled versus how the current recall and its petition are being dealt with

Director Medeiros told the members he believed former board member Richard Ogg resigned because he got tired of all the hard work. He went on further to state that if he was a director and there was a petition to have him removed, he would resign. Medeiros further stated to Kathleen Harrigan: you work for this homes association, you know all the history of this homes association, the ends and outs of this Association, and "shame on you".

Director Carr stated that Director Medeiros was out of line.

President Martins stated that they have never stopped a board member from making comments at a meeting, whether they agree with comments or not.

Director Carr stated that this is an employee/employer situation and should not be dealt with in executive session. .

Director Medeiros indicated he was talking to Kathleen Harrigan as a citizen. Ms. Harrigan countered that she was present as an employee.

President Martin told Director Medeiros was out of order.

Director Wright encouraged members to join the “Friends of the Library”. The organization helps with fundraisers for the library and she indicated the cost was only \$ 5.00/year. She also stated that Director Medeiros would be missed and thanked him for his term on the board.

Director Wydler indicated he would be sitting on the oral board for the Hayward Airport Compliance Officer. He thanked Director Medeiros for his term on the board and said he would be missed.

President Martins wanted to remind everyone of the Little League Fundraiser on April 1. She also reminded everyone that Board Reports should be an agenda item for reports, not for comments.

Staff member Kathleen Harrigan commented on Director Medeiros' comment. She stated that she has been a dedicated staff member for years and is also the only voting member who works at the Association. Her opinion has not interfered with how she works at the Association. Harrigan said that she is entitled to her opinion as a voting member during her hours outside of employment at the Homes Association. She said she has now been chastised publically by one board member in a meeting as well as by another in the press for her opinion. Harrigan said that this is totally inappropriate and unprofessional behavior for the Association Board of Directors.

President Martins stated we would be returning to the regular agenda. At this point, Diane Wydler was introduced as the newest board member and she will be replacing Director Medeiros.

12.0 ADJOURNMENT - President Martins adjourned the meeting at 10:30 pm

Submitted,

**Margaret Wright
Secretary-Treasurer**

**Recorded & Transcribed By: Kathleen Harrigan,
Reviewed By: Nancy Van Huffel, Administrator**

MEETING NO. 1240C

SAN LORENZO VILLAGE HOMES ASSOCIATION

Thursday, February 17, 2011

1.0 **CALL TO ORDER-** The Administrator Nancy Van Huffel, calls the meeting to order. Director Diane Wydler is seated as a new Board Member.

2.0 **REORGANIZATION OF THE BOARD-**

2.1 Election of the President- The Administrator asked for a nomination for President.

Director Carr makes a motion to nominate Director Martins as President, Director Wright seconds

Director Martins nominates Director Art Wydler as President, the motion dies for lack of a second.

The motion to elect Director Martins as Association Board President passes unanimously.

2.2 Gavel Turned over to the new President- The gavel is turned over to Director Martins as President of the Association. President Martins thanked the board for re-nominating her as President.

2.3 Election of Vice President- President Martins asked for a nomination for Vice President.

Director Carr makes a motion to nominate Director Art Wydler as Vice President, Director Wright seconds, the motion carries unanimously.

2.4 Election of Secretary-Treasurer- President Martins asked for a nomination for Secretary/Treasurer.

Director Carr nominates Diane Wydler, the motion dies for lack of second

Director Art Wydler nominates Director Wright for Secretary/Treasurer, Director Diane Wydler seconds the motion passes with the following vote:

Ayes: Martins, A Wydler, D Wydler, Wright

Nays: None

Abstain: Carr

3.0 **OTHER BUSINESS AS DIRECTED BY THE PRESIDENT-**

None

3.1 Remarks from Board Members-

Director Diane Wydler stated that she was hopeful that once the recall was over we could all step back and focus on the business and the purpose of the Association.

Diane Wydler was welcomed by the board members to her seat.

Director Medeiros was thanked by his fellow board members for his service as a member on the board.