

**SAN LORENZO VILLAGE HOMES ASSOCIATION**

**MEETING MINUTES NO. 1242**

**MINUTES**

**1.1 CALL TO ORDER-** The meeting of the San Lorenzo Village Homes Association Board of Directors was held Thursday, March 17, 2011. President Kathy Martins called the meeting to order at 3:10 p.m. All Board members were present.

**1.4 Request that Unilect Formally Count the Ballots for the Recall Election--**President Martins introduced the representatives from Unilect and directed them to officially start the process for counting the ballots.

*During this same time period Hearings were conducted at the other end of the hall.*

**1.5 ANNOUNCEMENT OF ELECTION RESULTS at 7:30 p.m.:**

President Martins thanks Unilect for their help and hands the matter over to Catherine Burkhart of Unilect to announce the results. The total number of votes FOR the recall of Brenda Carr was 1,886 votes. The votes AGAINST the recall of Brenda Carr were 815 votes. For Wulf Bieschke, the contingent director's seat, there were 2,036 votes. The total number of ballots was 1,479, some people took advantage of their 2 votes and some did not. The quorum requirement per the association counsel was 1,143 and that has been met. A total of 5,614 total ballots were sent out - 4 void ballots, 4 people had identifying marks on their ballots. Brenda Carr said thank you to Unilect. President Martins closes the issue of the recall and announces that the results of the recall would be made public and put in the window – it was asked if people would be able to get copies of the results and President Martins said copies of the results could be given out. President Martins announced that per the Davis Sterling Act the recall would take effect immediately and President Martins said she believed that Brenda Carr had already left the building. President Martins requested that Wulf Bieschke be seated as the newest Board member who won the contingent seat in this recent election.

**1.1 Back on the regular agenda at 7:45 p.m**

**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, Art Wydler, Diane Wydler and Wulf Bieschke were present.

## 2.0 Minutes of the previous meeting

- 2.1 President Martins needs approval of Minutes of Meeting #1240 A, B, C last month's annual meeting on February 17, 2011 and work session agenda #1241 on March 7, 2011. Director A. Wydler makes motion to approve the Minutes #1240 A, B, C and the work session of 3/7/11 and Director Wright seconds the motion. Director D. Wydler has question regarding comment by Resident Mr. Gomez on Minutes B on page 3, 4.5 that it should read, "No other board members of the association have the right to vote", and it is believed that that was the intent of the resident. President Martins wants it added that the work session ended at 10:31 p.m. Director A. Wydler makes motion to approve the Minutes #1240 A, B, C and the work session of 3/7/11 with the corrections as stated. Director Wright seconds the motion. The motion carried with four ayes, (Martins, Wright, A. Wydler and D. Wydler) with one abstention (Bieschke).

## 3.0 COMMITTEE REPORTS

- 3.1 **Community Engagement Committee-** President Martins announces two upcoming events. The 1st event is Friday, April 1<sup>st</sup>, it is a fundraiser for San Lorenzo Little League, Casino Night tickets are \$25.00 presale. Write your check to SLZ Little League. Little League is getting 100% of the profit from this event. Tickets are available from Mel Medeiros or Board Members and the Association Office. The 2<sup>nd</sup> event is Saturday April 30<sup>th</sup>, our annual Earth Day Clean Up. We did get budget approval from Redevelopment so we will again be able to provide t-shirts, free bbq, and YouTube contest for the kids ages 12-18 (middle school on up). This year the theme is Teach Me How to Green It. There is something for everyone to do. We are also working with the Sheriff's Office and will be having a prescription drug drop off that day.
- 3.2 **Friends of the Library-** Director Wright announced they had their meeting and discussed new memberships. Direct Wright stated they are trying to get a lot of people involved in our library. We just had our 100 year celebration and it would be great if everyone could be a member of Friends of the Library. They are working on posters and logos and trying to get the word out and brochures updated. The next meeting is March 28, 2011 at 7:00 p.m. at the SLZ Library. To become a Friend of the Library, write your check for \$5.00 per year or \$8.00 for a family.
- 3.3 **H.A.R.D. (Hayward Area Recreational District) Advisory Committee-** Director Art Wydler stated there was a meeting on 3/7/11. However, he was not able to attend. Director A. Wydler was at the HOA Budget Meeting that same night. He has requested a copy of the Minutes but they have not yet prepared them so he was not able to make any report without those Minutes. He did submit a written report to H.A.R.D. for their meeting regarding the Measure WW funds and some of the ideas that people had for how to spend that money in San Lorenzo. However, that was preliminary, they are still encouraging anyone who has ideas on capital projects or acquisition for that money to

let the Homes Association know so that Director A. Wydler may bring that back to the H.A.R.D. Board.

**3.4 Library Advisory Committee-** No meeting

**3.5 Redevelopment Committee-** President Martins said several citizens attended that meeting. We know the state of redevelopment but during the meeting they did try and get some of the money encumbered for the Village Square but it's difficult being a 3<sup>rd</sup> party with the Bohannons. President Martins offered to go to the Bohannons to see if she could get them "to lift a pen"; they say they are working on it. The Committee did get the money approved for two surveillance cameras to help with crime. They promised Kathie Ready that at the corner of Washington and Via Alamitos we should see some sign of progress within the next 60 days. Question: Resident Keith Barros wanted to know the status of the lighting encumbered for the Hesperian streetscape? President Martins said that is already encumbered. The library expansion is safe, for now, as far as the streetscape they gave dates for undergrounding to begin in July of this year. They actually voted to encumber money for a senior living facility, \$14,000,000 for a future senior living facility with Mercy West on the Bohannon property. They are doing anything they can to encumber the \$44,000,000 before the state takes it over. The next Meeting is scheduled for 5/4/2011 at the Homes Association at 6:30 p.m.

**3.6 Unincorporated Committee-** Director Wright reported that at the Unincorporated Meeting they discussed affordable housing. The Neighborhood Advisory Group hadn't had a meeting before the UNC meeting. The County was going to get back to them on a couple of things. Staff was going to update them on the Silva garage and they still haven't been out there to look at it again. The Tree Preservation ordinance will be discussed with the Supervisor's Office, other discussion on ordinances and the Cherryland area. The Cherryland representative talked about the cameras in their area. They apparently had a camera that hadn't been monitored and it was something that fell through the cracks so they are going to be working on those types of things. Any questions – the Unincorporated Committee meets the 4<sup>th</sup> Wednesday of every month here at 6:30 p.m.

**3.7 Youth Collaborative –** President Martins asks Mel Medieros to approach the podium – Mr. Medieros reports that FYI is up and running again. Before Alice left she gave them a little bit a of money to bring it to San Lorenzo and it started in Cherryland and Ashland. They have some new members and they're trying to recruit more. It's a great organization and if you have any children or know any children you need to get them involved. Their soccer league is also starting this Saturday. They need coaches, volunteers, and it's at Sunset High School.

A group also received a 26 acre plot of land on Palomares in Castro Valley, for farm land. They are looking for volunteers and starting their summer program assisted sports camp, assisted swimming programs. A Bike Fun Festival will be held June 4, 2011, at

Grant School from 1:30 p.m. to 3:00 p.m. It will have a kid bike rodeo, free helmets, “make a smoothie with a bike”. They will go over the safety for riding bikes. Saturday, March 19, 2011, at Ashland Youth Center and its Youth Remixing the Art of Community Change, all ages, it’s free, from 1:00 p.m. to 4:00 p.m. and they’ll have youth presentations, songs, poetry, etc. FYI has gone through a change, the older children have moved on to the farm. Both boys and girls can get involved. They are going to have an interactive workshop with music and refreshments at the Ashland Community Center.

#### **4.0 COMMENTS FROM PUBLIC AGENCIES -**

- 4.1 **CHP** – Officer Vargas, Castro Valley CHP reported statistics for the month of February. San Lorenzo area, 4 vehicles that were stored; 0 recoveries; 2 reported stolen vehicles in the area; 2 DUI arrests; and as of now their main objective is the school zone areas. They have had a lot of complaints about people passing school buses and speed. The speed indicator is out on Channel and President Martins thanks CHP. Director Bieschke had question of whether or not there was an active sting going on regarding the school buses. Officer Vargas was not aware of one, but there have been a lot of complaints on Grove.
- 4.2 **Sheriff’s Department** – Officer JD Stewart, gave statistics for the past month. The Sheriff’s Office has been doing a lot of decoy operations; they send in juvenile decoys into a business that sells alcohol and see if the juvenile is able to purchase the alcohol. It is a misdemeanor offense – they give the business a citation, there’s a fine involved and ABC gets involved. The ASCO was involved in a largest decoy operation on Saturday 3/12 and in conjunction with special enforcement unit and gang unit – they had 3 decoys, 33 law enforcement agencies were involved. They had 149 arrests, 123 cited, 23 booked. ASCO worked with Dublin and had 25 arrests, 19 cited and 6 booked, 3 felony drugs, 1 warrant, 1 person actually stole the money from the decoy – ASCO came in #1 of all the counties for the most arrests. Question: Resident had question regarding Crimestoppers.com website and Sheriff said that it should be updated with information regarding our area – resident said there was nothing for our area and Officer said to check the website again, that it should be updated. The next Sheriff’s Advisory Meeting – April 11, 2011 at Homes Association from 4-6 p.m. This month there will be food. Wear your villager shirts and support our Sheriff. This is a big event. You can voice your concerns and whether you agree with the job they are doing.
- 4.3 **Supervisor Wilma Chan**  
Sheila Young gave the report from Supervisor Chan’s office. The committee is welcomed to attend the Open House on April 9, 2011, from 10:00 a.m. to 12:00 p.m. at Supervisor Chan’s office. There will be bagels and coffee, cookies, a drawing for Raider tickets. Please come by and meet Wilma Chan. She was at last board meeting. Wilma Chan’s office will be here every month. Questions: Any status regarding 7-11 problems? Answer: Yes, Supervisor Chan’s office has Public Works looking into 7-11’s questions.

They don't have a response as yet and a petition is not necessary at this moment. Public Works are doing their studies regarding the U-turn and they'll get back to the Supervisor with answers. President Martins thanks Wilma Chan's office for being a partner on Earth Day.

4.4 **Zoning Enforcement Report** – report on back table, all gone,

4.5 **Public Comment** – items not on agenda

Mel Medeiros – Via Del Rey. Mr. Medeiros thanks the Board for the great send off, this Board is like family to him and he misses the Board. He feels San Lorenzo needs elections. We need people running for the offices and getting people involved to run for the election so we have choices.

5.0 **FINANCIAL REPORT**

5.1 President Martins needs approval of February 2011 Expenditures. Director Wright makes motion to approve the February 2011 Expenditures. Director A. Wydler seconds the motion. The motion carried with four ayes, (Martins, Wright, A. Wydler and D. Wydler) with one abstention (Bieschke).

6.0 **OTHER BUSINESS**

6.1 **Redevelopment presentation:** There was a conflict, they were going to do a presentation on Lorenzo Theater but will postpone till next month.

6.2 **Fire Department Lease** – President Martins explains that there is a lease for the Fire Dept. They haven't had a lease with the Fire Dept. in many years. The lease was drawn up with the County and reviewed by the Association Attorney. Martins asks for any motions on the Fire Dept. lease. Director A. Wydler moves to accept the terms of the Alameda County Fire Department draft lease on 1/20/11 with changes that were outlined by our attorney as of 3/14 with the striking of item 7, and that once the draft is modified, Director A. Wydler authorizes the Board President to sign the Lease. Director Wright seconds the motion. President Martins asks for any questions. Audience member asks for a quick summary of the lease. President Martins turns it over to the Administrator. The Administrator explained that we've had a lease for over 20 years with a hand shake. They will pay 20% of the paving, and the library will pick up another 40% It is a lease where we take care of the exterior and they do everything for the interior. Any remodeling they would take care of. What it means to us is that we paint when it is needed and any structural problems would be handled by HOA. Item 7 was a request that if they had to do anything for the handicapped, since it is our building we would do it. The Administrator advises that anyone is welcome to look at lease, it is 31 pages. President Martins asks for a motion. Director Wright again seconds the motion.

The motion carried with four ayes, (Martins, Wright, A. Wydler and D. Wydler) with one abstention (Bieschke).

**6.3 Board authorization to file Liens against 188 properties – Attachment B**

Attachment on the back table – The Administrator gave an explanation. Many liens are filed in September but this year because there is a deficit we are anxious to collect money. Many times when people get a letter saying a lien is being filed against them, they do pay. These are liens for 2010, not for this year. There are 188 people that still owe money and when they receive the letter telling them that the lien is going to be filed they frequently pay. When the homeowner tries to refinance or sell the property the HOA will get their money back and that includes all of the late charges and interest per year. They might not pay now but they will pay sooner or later. President Martins asked for a motion for approval of filing liens against 188 properties. Director Bieschke makes a motion to file liens against 188 properties and that the staff be allowed to waive the lien fees of anyone that pays before the lien is actually filed. Director A. Wydler seconds. The motion carried with five ayes, (Martins, Wright, A. Wydler, D. Wydler, and Bieschke).

**7.0 ADMINISTRATOR’S REPORT**

**7.1 Other Informational items**

Administrator did not put the draft budget on the agenda and apologized. That agenda item, the budget itself, will be going out in the newsletter. There will be a newsletter that goes to press Monday, that means it will probably be mailed the following Monday. The Board met for many hours, there will be a deficit of about \$35,000 this year. However, the Board felt very strongly that they did not want to raise dues; times are tough for all of us. They want to keep it at \$100. Administrator was instructed by the Board to cut back on things like reserves, (the reserves cover roofing for buildings, major expense items, etc.). The Administrator has always saved money so there is well over \$200,000 in the reserve account which means they are very prepared for any kind of major emergency. Thus, there will be a cut back a little bit in terms of money that will be put in the reserves next year. A formal reserve study for the first time was done this year and Administrator was pleased to realize that the studies she has been doing for the past 22 years are in line with the professional report. This budget will be presented for adoption at the April Board meeting. It will be sent out to all members in the Village newsletter a week from now. Any specific questions should be sent to Administrator before April. In April the Board will discuss whether they are going to pass it or not. Some sort of budget has to be passed by April because of the fiscal year starting in July and by law we are required to pass a budget 45-60 days prior to the fiscal year. It’s always been done every April. There are copies of the budget available for review. The newsletter will be posted Monday even though it goes to press Monday so that those who are so anxious to read the budget will be able to do so.

2<sup>nd</sup> Item: Next item is the cell tower map. The Administrator is trying to get a cell tower map from the county for the unincorporated area for SLZ. The county has not had a chance to do it yet, so she doesn't have it.

3<sup>rd</sup> Item: The Administrator received a call from PG&E today. They are looking at buying part of the property at Grant and Washington to put in a substation. The Administrator told PG&E there might be some concerns from the community and they have agreed to come to our next meeting in April. One of the things that they did say, if they bought the property they'd probably only need about 30% of it and so they'd try to structure it in such a way that somebody could buy the other 70% if needed. Director Wright wants to know if this information can go in the newsletter, Administrator says it will go in the newsletter. Resident Keith Barros wants further explanation on what is in the substation and the Administrator could not give any further information but will make sure that PG&E will be at the next meeting. Resident Lois Moser wants to know if Public Works would be invited to do a study regarding traffic due to this substation. The Administrator says that typically substations don't cause traffic and inviting Public Works may be premature. If we tell PG&E to go away, they may go away. Any questions should be emailed to the Board or Administrator.

**8.0 LIENS AND VIOLATIONS REPORT –**

Carry over to next month

**9.0 HEARINGS AND VARIANCE ISSUES –**

See Attachment:

16073 Paseo Del Campo – fine

17462 Via Julia – fine

17357 Via Melina – fine

16171 Via Milos – follow up in 60 days

1111 Via Manzananas – carry over for 60 days

16142 Via Lupine – fine

15854 Paseo Largavista – approved 4-1 by the Board

Variances: 1734 Via Redondo – denied 4-1 by the Board

President Martins asks for a motion. Director D. Wydler moves to approve the Hearings and Variances, Director Wright seconds the motion. The motion carried with four ayes, (Martins, Wright, A. Wydler and D. Wydler) with one abstention (Bieschke).

**10.0 PUBLIC COMMENT - There was no public comment.**

**11.0 BOARD COMMENTS**

Director D Wydler – thank you everyone for coming

Director Wright – nothing additional to report and thank you for coming out

Director A. Wydler - wanted to welcome Director Bieschke back to the Board and he's looking forward to working with him and having a productive Board that will address the issues the community is concerned with since we have not successfully done so in the recent past.

Director Bieschke – He wants to put all of the election stuff behind us, and move forward. He's looking forward to working with the Board and the San Lorenzo Homeowners and thanked the voters who voted for him.

President Martins – Director Wright, Director D. Wydler and President Martins attended the Little League opening day. President Martins spoke at opening day and enjoyed the festivities. President Martins suggested that we all pick up and move on, learn to effectively communicate with one another, understand that this is a volunteer Board and they try to make the best decisions for the time. Everyone should stay engaged and have their voices heard. There are no winners or losers but rather neighbors of each other in San Lorenzo. President Martins thanked everyone for coming out.

#### 12.0 **ADJOURNMENT**

Meeting was adjourned at 8:41 p.m.

Submitted,

Margaret Wright

Secretary-Treasurer

Recorded & Transcribed By: Chris Stuber,  
Reviewed By: Nancy Van Huffel, Administrator