

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO: 1374

WORK SESSION MINUTES



1.0 Vice-president Auten called the meeting to order at 6:05 p.m. on April 8, 2014.

1.1 Directors Auten, Hoffmann, Kirk, and Carlson were present. Director Kavasch was excused. Administrator, Kleebauer was also present.

2.0 Update from Administrator

2.1 Heritage HOA – Management – Administrator presented a copy of the letter delivered to Heritage Board President, Tammy Brooks, terminating the SLVHA’s management of Heritage of San Lorenzo Homeowners Association effective June 30, 2014. The letter was presented to Ms. Brooks at the Heritage Board meeting on March 24, 2014. Administrator has provided Ms. Brooks with a list of East Bay HOA management firms to contact.

2.2 Board Trainings – CAI and ECHO – Board discussed two (2) HOA trainings, one offered by the Community Association Institute (CAI) on May 9, 2014 and the other by ECHO, Oakland on May 17, 2014. The Administrator and Board members Auten and Carlson are available to attend the CAI training. Director Kirk will attend the May 17th training in Oakland.

3.0 Financial Reports – Administrator and Board reviewed the March 2014 financials. Administrator reported that as of March 31, 2014, SLVHA’s checking account had \$35,300.00. 75% through the fiscal year, revenue is tracking at 122% and expenses are at 99%. Administrator pointed out expenses that deviated from the norm (Zip Binders for Board, Reserve Study, SLZ Business Expo checks to Arroyo & SLZ High Schools).

4.0 Past Due Assessments – Acct# 3481 – Via Julia – Administrator reported that the homeowner paid all past due assessments, late fees, interest, and costs (\$1,448.92) on April 1st. The homeowner did not appear. Matter dropped.

5.0 Senior Housing – Alameda County Community Development Agency – Marita Hawryluk, Assistant Director of the Alameda County Community Development Agency introduced representatives from Mercy Housing and gave a brief overview of the project. This will be a four (4) story building with 79 housing units for residents 55 years and older. This is affordable housing for retired and working seniors. The units will not be subsidized (i.e. Section 8) or affordable to persons whose sole source of income is Social Security. There has been one community meeting so far with another scheduled for April 21st. The project will likely go to the County Planning Commission twice, once on May 5th and another time in June. The project will need approval by July 1st in order to apply for tax credits. Updated handouts were distributed.

Letters were sent to residents near the project and one response was received. The design team displayed and discussed design boards depicting various views of the project. Vehicles will be parked in the rear with some spaces tucked under the building. Rear windows are pointed at an angle and not directly into resident’s back yards.

Director Kirk asked about the two garden areas. Directors Hoffmann and Auten asked about the rear fencing height and materials. The rear fence will be wooden and eight foot tall. Evergreen and deciduous trees will also be planted and maintained by Mercy. Director Auten questioned the rear set back and asked why the project was so close to the homes on Via Arroyo. The face of the front curb is the property line and a front set back was needed for parking, the main courtyard, and the buildings relationship to the new Library.

Discussion followed about the proposed plaza project planned for where the Lamps Plus store used to be located. Marita explained that only a portion of the existing building's footprint would be used for the plaza, but that the entire building will need to be removed. Director Auten discussed the need for retail businesses. Marita expressed hope that the Bohannon's would rebuild some retail after the plaza was complete. Director Kirk expressed concern about the amount of former redevelopment money being spent on this project and asked for assurances that the plaza would be built. He also asked if Mercy Housing could lend financial support to the Association. Marita explained that these community development funds could not be used on any other project. Money for the Library, civic plaza, and Hesperian streetscape accounts for 80% and the remaining 20% can only be used for housing. She assured the Board that the County is pushing forward with plans for the plaza, that the funding is in place and that the Bohannon's know the County is interested in acquiring the land. Director Kirk commented that other communities should be considered for housing, as San Lorenzo needs more retail.

A resident agreed with Director Kirk and expressed concern that the community at large was not given an opportunity to comment as the "deal has been done". He stated that the public process is a neutral process and urged the Board and County to demand better public projects.

Marita briefly described the process the County went through with the dissolution of redevelopment and the need to go through the parcel map process before a purchase agreement for the land could begin. She reiterated that if the deadline passes for the tax credit, the project goes away. Director Auten commented that it would have been nice to have community input during the infant stages of the project and asked why the building needs to be four (4) stories. Amy Baily stated that the Specific Plan allows for this height and that Mercy Housing needs a certain number of units to make the project work.

A resident stated she has been hearing about the project for four (4) years and knew that Mercy Housing was the only project approved. She is happy something is finally happening. A resident stated that this community has been given the "bums rush" in the past and that the County changed density limits and added the ability to override the plans with a Conditional Use Permit (CUP) after the community spent a year and a half on the specific plan. He added that the original plans called for mixed-use development at this site. Amy commented that a CUP is needed and will go before the BZA (Board of Zoning Adjustment) for review and approval.

Director Hoffmann asked if there would be a space for drop-off/pick-up. She also suggested Mercy Housing consider incorporating the art designs from the Library into the project. She also asked if San Lorenzo residents and their parents would be given first preference. Mercy said all of that could be made part of the acceptance policy. Director Auten hopes that channels of communication between the Association and Mercy remain open. Mercy said they have Memorandums of Understanding (MOU's) with other HOA's and are willing to discuss a financial arrangement with the SLVHA.

A resident commented that in the past, developers and the Bohannon organization have come to the County and the SLVHA Board in private. He encouraged the community to mobilize. A resident asked about building/grounds security. Mercy stated visitors could only enter through the front door, that back area also has a security gate and there will be many security cameras.

6.0 Director Handbook - Updates – Administrator distributed updated materials for the Director's Handbook.

7.0 CC&Rs – Discussion – Trailers in Front Half of Lot or the Side Yard – Board reviewed Clause IV, paragraph 13 "Trailer Restrictions" in CC&Rs and historical definition of the word "trailer". Discussion followed on whether a recreational vehicle (RV) is or should be included in the CC&R restriction against keeping or storing trailers on "the front half of any lot or side of any lot . . . for a period of time exceeding thirty-six (36) hours, unless in a garage." Director Auten suggested any RV restriction focus on the

size/length of the RV. Director Kirk suggested two reasons to include RV's would be that people are living in some and that they cause homeowners to park their vehicles in the street inhibiting street sweeping.

A resident stated he has parked his motorhome in his driveway for the last 27 years and that it is licensed, insured, and kept clean. He argued that it is not a "trailer". When he had a trailer, he did not park it in the driveway. He asked why he was getting a CC&R violation letter after 27 years. Director Auten reminded members that the Board was seeking input into a policy and not discussing any individual case.

A resident commented that if homeowners cannot park in their driveway they would have to park the RV on the street. He added that the original intent was to limited un-mounted campers, boats, etc. which would need to be "hooked-up" to a vehicle to move in case of an emergency. A resident suggested adding language allowing four-wheel recreational vehicles so long as they do not block the sidewalk, are mechanically sound, licensed, insured, and clean.

CC&R Implementation Committee Chair, Diane Wdyler said the committee needs to have a reason "why" it should or should not make a policy related to RV's. She suggested safety issues or nuisance as a possible "why". She added, living in vehicles is already prohibited in the CC&Rs.

Director Auten asked, what is the difference between storing a motorhome and a classic car in one's driveway. After further discussion, the Board suggested three reasons: 1) visible impacts on the community; 2) takes away street parking and 3) safety – line of sight (i.e. kids riding bikes).

8.0 Continuing Business

8.1 CC&R Implementation Committee – Status – Committee Chair, Wydler reported that the sub-committee is still reviewing the Front Yard Policy.

8.12 Front Yard Policy – Status – Wydler noted that the committee has separated maintenance from guidelines/standards. The committee is seeking a legal opinion on whether the Association has the authority to set landscaping standards and the authority to require homeowners to submit plans before changing their front yard landscape. She added that the storage of items in the front yard is where the issue of RV's came up in the committee's discussion. The committee also discussed the issue of decreased property values for stored vehicles in driveways. Directors Kirk and Auten noted that vehicles must be properly cleaned, mechanically maintained, operable and registered to avoid blight and for safety reasons.

8.2 County Street Sweeping Report – Board reviewed a draft letter to County Supervisor Chan and agreed the Administrator should sign and send the letter ASAP.

9.0 Future Agenda items – May 6, 2014 Work Session – MOU with Mercy Housing

10.0 Public Comment – A resident asked that the Code of Conduct issue raised at the Annual Membership Meeting in February be agenized for the next Work Session. He requested the Board consider asking the County to restore streetlights removed years ago. He also suggested that a "gutter" be installed to slow vehicles at the bottom of the Paseo Grande overpass.

11.0 The meeting adjourned at 8:57 p.m.

Respectfully Submitted,

Steve Kirk, Secretary

Recorded and Transcribed by: Susan Kleebauer

Reviewed by: Wes Auten, Board Vice-president