



## Board of Directors Meeting

### Minutes

September 14, 2021

7:00 PM

*Ratified at the October 12 Meeting*

PRESIDENT – David Heindel

- Called the Zoom meeting to order at 7:04 PM and confirmed that all attending were among our 318 HOA members. There were 14 people in attendance including the Board.
- Secretary confirmed Board quorum at 7:04 PM
- ACC Related Rules – discussion – Cheryl Stroh, ACC Chair
- New rules were published in the Splasher. Davis Sterling requires that we allow 28 days for member feedback, and we will vote at the October 12<sup>th</sup> meeting
- Matt Tenzcar asked about the rules for RVs, for which there are none as it is covered under the CC&Rs. He volunteered to take a pass at a revision and send to the Board for its consideration.
- Swim Lessons – final results- \$16,000 in revenue with an estimated net income of \$12,000 after lifeguard salaries
- Election Update -Lydia McClure, Election Chair
  - ZZ to pull member list from Quick Books, and Tracy will cross check against our master list before October 1<sup>st</sup>. Mailing labels should be able to be printed from QuickBooks. David volunteered to do this if necessary.
  - The ballots will either be done by Riptides high school volunteers monitored by Carol Chiu or outsourced to a mailing company which was done with the 2014 election for \$1400 which included the postage. Lydia and David to work on getting a new quote from them. Steve will request a quote from PostNet. Emree, the 2020 election chair, will send soft copies of the election materials to Lydia. We need to decide on an election location and time. Last one was done at the Pool via Zoom. Lydia has volunteers to count the ballots.

SECRETARY – Tracy Rodriguez

- Tracy motioned for the board to ratify notes from previous Board Meeting, Kevin provided the second and minutes were ratified unanimously.

POOL – Kevin Ryan

- Replastering Project to Burkett's Pool Replastering
  - ***Vote: Kevin motioned we accept the proposal from Burkett's to replaster the pool and authorized the budget not to exceed \$150,000. Tracy provided the second and the vote was unanimous.***
- Draught resistant landscaping & electrical trenching on the Shadow Brook Drive and Almaden Expressway side of the pool.

- ***Vote: Steve motioned that we accept R. Green Landscaping's bid in an amount not to exceed \$16,000, and authorize VP Pool to apply to Valley Water for est. reimbursement of \$6,390 (based on 2,130 sf at \$3/psf). Meera provided the second and the vote was unanimous.***
- Pool Cleanup: shed and kitchen – CALL FOR VOLUNTEERS
  - Set date for 10/30/21 for all of the Board members to participate and Steve to publish a request for volunteers in the next Splasher.
- Approve Almaden Riptides lease amendment Sept. 1, 2021 to March 1, 2022
  - ***Vote: Kevin provided a motion that the Board accept the contract as written. Meera provided a second, and the vote was unanimous.***
- Discussion to extend Fall Lap Swim program to all family starting Oct. 1
  - ***Vote: Meera motioned that we offer family recreational swimming on the weekends beginning October 2nd until the pool is closed for replastering. Tracy provided the second. Vote passed 5-1.***
    - Lap swimming will be from 12:00-2:00 and 6:00-8:00 with family swim from 2:00-6:00.
- Gate access Update – installed Sept. 3, fully functional as of September 10
- Capital improvements budget - pending

#### SOCIAL – Meera Desai

- Wed. Night Socials – very successful season. Special thanks to Charlotte Ferree to coordinating the food trucks.
- Live Music Sat. Nights – David to investigate and will discuss at October meeting
- Board agreed to no parties at the pool for now.

#### COMMUNICATIONS – Steve Ferree

- Web site upgrade
  - ***Vote: Kevin motioned that we engage in a contract with Condo Control for an Electronic Property Management for communication and payments for the amount of \$6261 and including the annual fee of \$5200. Steve provided the second, and the vote was unanimous 5/0 (Meera had left the meeting after her presentation.)***

#### TREASURER – Zhuyin Zheng / Tracy / David

- Outstanding Dues – status update – 4 outstanding with 1 person who said they will send in their check. Next level letters to be sent to the other 3.
- Swim Lessons – final results- \$16,000 in revenue with a net income of \$12,000 after lifeguard salaries
- 2021 P&L Q1&Q2 actual
- 2021 full year budget estimate
- Reserve Study - pending

#### New Business

- Kevin advised that we received a notice from the water company that the pressure relief valve on the back flow preventer for our main water line is leaking. After inspection by the water company, we received a letter to repair and pressure test the system with a 30- day deadline to

repair. We're down to 19 days now. Kevin has bids out. Will be considered an emergency repair when he gets the pricing back.

Next meeting Oct. 12 --- Note: Fall General Election Meeting is November 9

Adjourned meeting at 8:57 PM