

Los Trancos Woods Community Association
Meeting Minutes
September 9, 2015, 5-7 PM
PV Library

Attendees:

Public: Bob Neuer, Victor Anderson

Board: Kim Acker, Howard Post, David Smernoff, Tom Thayer, Sonia Martinez and Cameron Smith

Absent: Tom Uridel

Agenda Items:

- 1. Comments from community**
- 2. Meeting minutes feedback**
- 3. Rumor mill**
- 4. Action Items Check in**
 - a. Meeting Place**
 - b. Draft revisions to Articles.**
 - c. Account signatory**
 - d. VVCA payment**
 - e. Budget review**
 - f. Association goals/objectives - new activities brainstorm**
- 5. Resource Guide printing**
- 6. Open Items**
 - a. Community picnic review**
 - b. Gathering community input**
- 7. Next meeting date/place**

Meeting Notes:

- 1. Public comments** - None.
- 2. Minutes** - Board will reply either with no comment or additions/revisions to the minutes to ensure accurate reporting back to the community and avoid rumors.
- 3. Rumor Mill** : News of the idea to make copies of the Storm Drain Master Plan (SDMP) so they would be available for members, and to seek a legal opinion regarding any impact the plan might have on the County and homeowners was misconstrued. Kim had heard concerns that the Board was going to spend dues to enter into lawsuits on homeowners behalf. At the July meeting no one mentioned lawsuits, they merely discussed the idea of making a legal opinion available to homeowners regarding what rights they may or may not have arising from the SDMP. The Board was clear that we would not have legal standing to engage in lawsuits, would not have sufficient money, and would never recommend such a course. It was suggested that we create audio files of the meetings to ensure accurate record of meeting content. After a brief discussion it was agreed to start recording meetings. Cameron started a recording at 6:23 on his phone. He will retain a copy and we'll look into archiving a copy and making it available should it be requested
- 4. Action Items**

- a. **Meeting Location:** Blue Oaks and PV Ranch are not available. The Ackers offered their home, which is accessible for Cameron. Alpine Hills is a possibility but would involve a \$5 per person charge. Meeting in private homes creating an unfriendly or polarizing environment was discussed but the general consensus was that we could address those issues when they arise and change locations when necessary. All agree to try the Ackers home as a start for now, 6-8 PM. We will revisit issue in 6 months or so. Oct. 7th was subsequently decided on as the date for the next meeting.
 - b. **Draft Revisions to Articles of Incorporation**– defer to next meeting when Tom U. is present.
 - c. **Accounts:** Cameron is now on both accounts (checking and savings) They are in different banks. Paypal account password is lost, will create a new account.
 - d. **VVCA payment(s).** Emergency supplies \$318.38 and picnic expenses are outstanding. Cameron will follow up but needs Treasurer information and accounting from their end. Sonia will follow up with contact information.
 - e. **Budget Review** – Income estimates confirmed by Cameron after reviewing the accounts. Discussion about expense categories and some minor adjustments. Need to revise spreadsheet to account for annual vs. biannual expenses. Discuss dues level. General consensus that the \$60 per household is about right, especially to build a reserve. Discussed starting dues collection prior to distributing the new resource guide. Might be best to start early, clearly communicate what the dues are for and have more opportunities to talk with residents. Will postpone finalizing dues level until next meeting, in order to better understand historic and potential expenses, specifically for an accurate cost for the 2015 picnic and a better understanding of emergency preparedness needs. Agreed to develop a plan for dues collection at the next meeting. It was discussed what the reserve should be for, is it just for emergency preparedness or a general reserve within the LTWCA. If a general reserve EP needs could be addressed by a request to the Board for funding as new needs are identified.
 - f. Goals/Objectives – defer to next meeting.
5. Resource Guide printing – defer to next meeting. The Resource Guide committee is looking for a volunteer from the Board/community to assume responsibility for printing the guide. Instructions would be available for a computer literate volunteer? Recruiting a volunteer(s) will be discussed at the next meeting.
 6. Open Items – defer to next meeting.

Meeting was adjourned at 7 PM.

Next meeting: October 7th, 2015, 6-8 PM at the Acker's home; 125 Carmel Way.