

## MINUTES OF ORINDA DOWNS HOMEOWNER ASSOCIATION ANNUAL MEETING

The annual meeting for the 2022-23 OHDA fiscal year was duly noticed and convened on Sunday May 7 at 5 pm at the home of Chris and Dixie Anderson. Approximately 60 members were in attendance.

CCR Proposed Changes Draft amendments to the community CCR's along with an explanation of proposed changes had been distributed in writing to all members in advance of the meeting. The OHDA CCRs were adopted initially when the Downs was established the 1968 and consisted only of unimproved lots. Those covenants, conditions and restrictions had been amended only once and that was in 1975, over 40 years ago. As set forth in the Purposes of Conditions section of the CCRs, their purpose is "to protect owners against such improper use of surrounding sites as will depreciate the value of their property, to preserve so far as practical the natural beauty of said property and, in general, to enhance the value of investments made by purchasers of homes and building sites therein." The Board of Directors, as set forth more fully in the distributed explanation, had initiated a process to update the CCRs, particularly to address the increased risk of wildfire and in recognition of the fact that construction going forward is in the nature of home improvement rather than initial construction. Board members Marty Glick and Brad Wolfsen highlighted the proposed changes and then fielded questions from members in attendance. After notice as required in the Association by-laws, the proposed CCR amendments, as finalized after member input, will be voted on by written ballots sent this summer.

Playground Equipment Replacement The Board reported the work spearheaded by a sub-committee of Brad and Garen Ingleby and reviewed by the entire board. The Board is reviewing proposals to repair and replace the swings slides and climbing structure and reported that they expected to be able to accomplish this without a resulting dues increase. Other plans for the picnic tables and benches were also discussed. Some members suggested a fund raiser aimed at further enhancement of the park play structures, equipment and in general the Board will follow up on that. Another member questioned the safety of fire pits and that too will be considered. Members were encouraged to provide further input into additional improvements that might be considered.

Firewise Community members Joan Lucas and Hattie Hamlin provided a thorough update on the activity of OHDA neighborhood "Firewise" (wildfire prevention) groups. Available information and resources for homeowners in the OHDA was also provided. A volunteer group park post rainstorms cleanup day was discussed as well. Also discussed was a community-wide City of Orinda chipper day scheduled for May 31 and available to all who sign up for it.

No votes were noticed for this meeting and none were taken. The business meeting was adjourned at approximately 6:15.