

## **Orinda Downs Homeowners' Association Board of Director Minutes**

**February 5, 2020**

The meeting took place at Brad Wolfson's house (259 Sundown Terrace). Directors attending: Brad Wolfson, Marty Glick, Chris Anderson, Joan Eggers, Wes Dalton.

### Actions & Decisions

1. The prior meeting minutes (November 11, 2019) were approved.
2. Treasurer's Report
  - a. 2019 - 2020 budget reviewed and approved.
  - b. Mandated State Reserve Study commissioned, expected completion date 3/15. Applied Reserve Analysis will conduct the study for \$1,150.
3. Secretary's Report
  - a. Berding & Weil retained to recommend steps necessary for compliance with new state law applicable to HOA's.
  - b. The board discussed the requirements of the new election law.
  - c. MOFD's proposed contract to use the HOA's park as a fire redoubt was inconsistent with its proposal/unacceptable. Marty will follow up.
4. Capital Projects
  - a. The board reviewed previous proposals to improve the park both landscaping and irrigating the berm facing the private drive and replacing and potentially relocating the playgroup equipment.
  - b. The board discussed that funds availability was contingent on the results of the reserve study to be completed before the next board meeting.
  - c. Due to the expense of the capital projects considered the board must submit the final proposals for a membership vote.
  - d. Park Capital & Development committee designated to update the proposals and manage the contractors if approved shall be composed of the following members: Chris Anderson, Scott Olle, Joan Eggers.
5. Other items
  - a. The board will consider interested candidates to fill John Siamis seat.
  - b. The board will investigate hiring security to patrol the community during PG&E blackouts, however the cost is significant so partnering with neighboring HOA is critical to feasibility.
  - c. The California Secretary of State filings have been submitted. (Note the documents have been accepted and posted at <https://businesssearch.sos.ca.gov/> search under "Orinda Downs").