

OHDA Minutes Thursday, April 28, 2022

The Board of Directors met at 5:30 pm on 4/28/2021 at 259 Sundown Terrace. Present or on the phone were Brad Wolfson, Garen Ingleby, Alex Rogan, Hattie Hamlin, Sandeep Aujia, Chris Anderson and Marty Glick.

The initial agenda item was to review both the budget and actual for the prior year and the proposed OHDA budget for the current fiscal year. Brad presented a draft of the new budget which was reviewed and discussed line by line. Highlights include, (1) hiring a consultant to examine the park playground equipment and basketball court perimeter and make recommendations (2) allowance for park fire prevention clean up as recommended by MOFD (3) discussion of road maintenance timing and related issues and (4) the security cameras which are now fully in operation. The budget, as revised in the discussion, was unanimously approved and it is separately posted on the community website.

Next the Board discussed two reported OHDA security issues and it was agreed that an email to members briefly relating the incidents and reminding members to be watchful will be sent.

The remaining bulk of the meetings was a discussion of the HOA "Declaration of Restrictions ("CC&R's"). The CC&R's were created by the developer at or around the time of the initiation of Orinda Downs in 1968. At that time the area now in the OHDA was mainly unbuild upon lots and thus the restrictions and provisions were primarily aimed at rules for development although they also include rules for on-going development and maintenance of standards. Among the other recited purposes of the CC&R's is "to protect the owners of building sites against improper use of surrounding building sites as will [otherwise] depreciate the value of their property, to preserve so far as practicable the natural beauty of said property, and, in general, to provide adequately for a high type and quality of improvement in said property and thereby enhance the investments made by purchasers of building sites herein." The CC&R's were last amended in 1975 over 45 years ago and thus many provisions are outdated. Also developments in the applicable law render some unenforceable. Thus, the Board agreed to conduct a review of the CC&R's and develop a set of proposed amendments to be presented to the membership for, initially, their input and review, and ultimately vote on proposed changes. Particular CC&R issues briefly discussed included (1) upcoming law changes regarding gas leaf blowers, (2) current provisions related to solar panels and roof antennas, (3) noise limits, (4) limits to tree destruction, (5) permitted pets and animals limitations, (6) the eight month limit on time to complete construction and (6) the absence of workable provisions to allow enforcement of community rules and restrictions.

The meeting was adjourned at approximately 7:30 pm.

Submitted:

Marty Glick, Board Secretary