

Orinda Downs Homeowners' Association Member Meeting Minutes

October 11, 2020

The duly noticed annual Orinda Downs Homeowners Association membership meeting took place via Zoom on October 11, 2020. 35 members attended and thus a quorum was present.

1. FINANCIALS President Brad Wolfsen reported on the budget and reserves as follows:

(Please reference the associated presentation)

The bulk (over 75%) of HOA expenditures in a typical year are dedicated to the park (capital reserves, water, gardening costs), with the remainder spent primarily on HOA administrative and compliance activities (tax filings, member meeting, mailings, printing, etc.). Our annual budget is \$41,023 for the fiscal year, slightly in excess of our anticipated dues & fees collections of \$39,000. The full detail is in the presentation posted with these notes. The HOA completed its required reserve study in March of 2020 and the results of that reserve study are published in their entirety on the website. Our current reserve status is "FAIR", and will enable us to fund replacements of our existing capital assets without the need for a special assessment. The reserve study also provided us with the data necessary to develop a forward looking asset maintenance and replacement plan, see presentation.

2. DIRECTORY

The Board reported that, with special thanks to the efforts of Kathy Fernbacher and Steve Herrin, the Community Directory was completed and has been distributed.

3. DALEWOOD PARK IMPROVEMENT AND FUEL MITIGATION

Chris Anderson reported on the completion, \$5,400 under budget, of the landscaping and improved irrigation in the park. Brad reported on the completion of all 2020 Orinda Moraga Fire District inspection recommended work in the park, including clearing of underbrush, limbing of trees, and creation of the required air gaps and spacing between vegetation.

4. ASSESSMENT AND MAINTENANCE OF THE PARK ROADWAY

It is anticipated that some work will be required in 2021. The Board will seek to hire an expert to create a maintenance plan and then engage a contractor as appropriate to do the work.

5. PARK MANDATORY FUEL BREAKS AND OTHER WORK

MOFD has advised that work will need to be funded to create a 30 foot fuel break surrounding the park. In addition it appears it will be necessary to revisit underbrush issues on the slope behind the park extending toward the creek. This vegetation management work was not anticipated and is not budgeted.

6. SECURITY

As reported by Wes Dalton, the Board is assessing options to replace the existing SD card based license plate cameras with a cloud based solution that would be far easier to access, audit, retrieve, and store images. The new system appears to be affordable and far more effective so action to make this change is anticipated.

Sandeep and Marty reported work on formalization of a Downs-wide Neighborhood Watch program which, among other things would coordinate individual homeowner video solutions. The plan is to register the Neighborhood Watch group, meet with local law enforcement, and create a plan of action. Owners interested in participating in organization efforts or in group activities were encouraged to contact Sandeep at sandeep@aujia.com.

7. Additional Item - - Halloween Security and Plan

Initially raised via email by Jillian Esopa, Brad proposed an enhanced security plan for this Halloween. Guards will be posted at the entrances of the community (Dalewood / Lombardy and Sundown Terrace / Happy Valley) and at the entrances of the private road by the park between 5pm and 10pm. The guards at the community entrances will stop all traffic and advise motorists of the following: Please drive carefully and watch for pedestrians; the private road passing through the park is closed to all traffic, except Orinda Downs residents; many/most homes will be closed for trick-or-treating this year. The guards at the entrances of the private road will enforce the road closure from 5pm - 10pm. They will validate the names and destination address of those seeking to use the road against the recently published community directory.

After a discussion, this plan was adopted without the objection of any member.

8. Additional Item - - Trees

Added for discussion upon request of a group of homeowners after the agenda was initially circulated, was a discussion of possible removal of all (13-18) the eucalyptus trees in Dalewood Park. The proponents on the call advanced substantial arguments and cited evidence in support of that proposition, pointing out, among other things, the flammability of the trees. As set forth above, the MOFD recommendation in this regard in early 2020 did not include removal, but instead it was that the trees be limbed up and appropriate spacing be created between the trees and other vegetation. That work has been accomplished at a cost of ~\$7,500. As noted during the thoughtful presentations and discussions on the topic, the issue of Eucalyptus tree destruction and removal is a controversial one that has spawned litigation and demonstrations in the past and has lined up conservation groups on both sides of the issue. (A list of articles can be supplied upon request.)

At the end of the call, the Board members indicated that there would be a renewed meeting with MOFD later this year or early next to obtain both MOFD's mandatory instructions for park fire prevention steps in 2021 and their recommendations and opinions, including those on these trees. Unless tree removal is mandated by MOFD, the plan is to create a representative sub-committee, obtain new estimates for the work and determine the amount of any assessment that may be required to accomplish it. Then the board would circulate a ballot to all ODHA homeowners, accompanied by materials for and against, including the amount of any necessary assessment to accomplish the removal, for a homeowner to vote

for or against removal of the trees. As per the OHDA Election Rules and state law, any such vote will be by secret ballot with ballots opened at a public meeting.