

Orinda Downs Home Owners' Association Board of Director Minutes

November 11, 2019

The initial meeting of the Orinda Downs Homeowner Association newly elected board took place on November 11, 2019 at the home of Brad Wolfson. In attendance were Susan Southwick, Joan Eggers, John Siamas, Chris Anderson, Marty Glick, Scott Olle and Brad. Absent board members were Wes Daulton and Sandeep Aujia.

1. HOA Finances:

Checking balance is \$87,791; Reserve balance is \$50,288; 118 Homeowners have paid their dues (out of ~154). In some cases it appears that was due to incorrect mailing addresses and undelivered mail. It was agreed that efforts should proceed to collect unpaid dues by asking owners to pay for them, but to not charge a late fee to owners who did not receive a notice.

2. Review of Owner's Survey, Park Proposals and Costs:

Scott reviewed with the board results from the recent homeowners survey regarding park improvements and cost estimates. The #1 voted priority was landscaping the berm alongside the road and related irrigation improvements. Previous estimates for this work was approximately \$25,000. Second, was replacement of playground equipment which would be coupled with swapping the locations where the swings and play structure are currently placed.

The approximate cost of that work was \$40,000. After discussion, the committee determined that, subject to renewed estimates, it wants to move forward with the berm landscaping. Scott will seek updated estimates for that work so that the committee can review it at a January meeting and, assuming satisfaction with the results, vote then to circulate the proposal to the homeowners for approval.

Concurrently, the Board approved conducting a Firewise assessment of the Park and determining the cost to bring the park into compliance with those recommendations. The park committee will lead this effort starting with a walk-through with MOFD.

3. MOFD / Dalewood Park Fire Refuge Contract:

The MOFD fire chief at several previous meetings with the Orinda Downs homeowners and board had discussed designating Dalewood park as a refuge for homeowners unable to timely evacuate in case of a rapidly approaching fire and clogged exit routes. Costs were to come from state grants and other sources. Without committing to the proposal, the previous Board agreed to review the proposed contract and designated director John Siamas to perform the review.. John reported that the contract provided by the fire department was a proposal for fire department workers to shelter in the park, not homeowners. The Board requested that John engage directly with the fire department and their lawyers to correct the contract. As submitted the draft contract was not endorsed by the Board. At this time the Board expresses no opinion of its interest one way or the other in the proposal expected. John agreed to communicate accordingly to MOFD.

4. Communications Current State and New Regulations:

The Board discussed the need for improved communications with the members of ODHOA as well as updating the list of homeowners with an updated directory. The board has been made aware of a new HOA California law effective in 2020 and it will cause a study of any necessary changes and notices that may result from that change so they may be implemented.

5. Elections:

President - Brad Wolfson
Vice President - Marty Glick
Secretary - John Siamis
Treasurer - Chris Anderson

Committee Appointments:

Communications: Marty Glick
Park - Joan Eggers, Susan Southwick and member Scott Olle
Security - Wes Daulton
Architectural Committee - Chris Anderson, Wes Daulton

6. Blackout Security

The Committee discussed the idea of hiring security for future P G & E blackouts and decided to defer until next year. The Committee was also provided a summary prepared for the Orinda City Council regarding short term home rentals. The Committee decided to await action by that body before addressing separately any HOA rule on the subject.

With that and an agreement to meet in January, the meeting was adjourned.