

## MINUTES OF THE OHDA BOARD MEETING ON JUNE 26, 2023

The Board met at 6:30 at 499 Dalewood drive. In attendance were Board members Marty Glick, Chris Anderson, HattiHamlin, Paticia Schimbor, Alex Rogin, Garen Inglesby, Mike Berta, Chris Anderson, and Sandeep Aujia. Also attending were Stitch Boyle and Abby Kim.

ELECTION OF OFFICERS and COMMITTEE ASSIGNMENTS. Elected by the Board were: Brad Wolfen, President; Hattie Hamlin, Vice-President; Marty Glick Secretary; Alex Rogin Treasurer. Chris will continue to serve as the real estate and Association escrow representative; he will also continue to serve on the Architectural Committee with Hatti Hamlin. Garen Inglesby remains appointed as lead on park matters. The committee for playground equipment issues is Garen, Brad and Mike Berta. Alex is lead on dues and financial matters; Patty and Mike join with Marty on elections issues and logistics.

### PLAYGROUND EQUIPMENT AND OTHER PARK UPGRADES

1.Eagle Scout candidate and park enhancement volunteer Abby Kim updated on the Board on previously approved plans for Abby to sand and varnish benches and tables in the park as well as to install a book box there. Abby reported that she plans to accomplish the work on the tables and benches over the 4<sup>th</sup> of July holiday and complete the book box by the end of August. Board member Berta showed a picture of a two-tiered box with a lower level for children books and that design was approved. Abby presented the varnish to be used and that was ok'd. A motion was made and approved to reimburse Abby for some of her work by providing funding for the book box up to \$500.00.

2.Turning to the long-running playground equipment issue, the Board expressed a strong desire to move forward with replacement of the climbing equipment, slides and swings as soon as feasible and, subject to confirmation at its next meeting, approved moving forward with a particular vendor with a very good reputation who offers the equipment fully installed. Garin agreed to obtain an updated estimate for that work with the goal of final approval at the next meeting if it is within parameters acceptable.

3.The Board agreed that other park work needed including replacement and installation of bender board, removal of barbecues, and other items covered in a memorandum to the Board from President Wolfen would be the subject of a separate bid with the work to be discussed further at the subsequent meeting. The Board noted that there is a dip on one side of the basketball court and Garin agreed to see if a remedy can be obtained by our gardeners filling in with materials to bring the slope up to level.

4.The Board also discussed an idea advanced by attendees at the annual meeting to raise funds for additional playground equipment as well as the possibility of sponsorships. Stitch volunteered to reach out to those who had made the suggestion and Mike agreed to coordinate with them with the hope that they could discuss ideas at the next Board meeting.

## PG&E TREE REMOVAL

The Board approved the Utility request to remove a small tree on the side of the private road opposite the park as too close to underground lines, subject to their agreement to leave no stump, do the work at their own cost, and provide the Association with a 15 gallon maple replacement tree at a to be determined later date. Hatti agreed to handle the communications with PG & E.

## CCR REVISIONS VOTE.

After a further report on discussions of the draft revisions at the May annual homeowner meeting, the Board agreed that the two proposals for revisions are ready to be submitted to the membership for a vote. Patty and Mike agreed to work with Marty on compliance with required formalities which include mandated provisions for secret balloting to be conducted by mail. The first proposal to be voted upon is the Board approved CCR revisions to update the CCRs, deal with increased wildfire risk issues, and provide for mechanisms to enforce the rules. The second proposal advanced separately by a group of homeowners would ban the use of gas-powered mowers and blowers in the territory covered by the OHDA, effective on October 1, 2024, if passed. The Board anticipates sending the ballots out by August 1 and closing voting on the day of the Fall Annual Meeting. The Committee also discussed the work it would need to accomplish to encourage members to vote and track votes received so that those who have already voted would not receive continuing solicitations to do so. Follow up by Board members and Firewise captains is important because measures can only be adopted, by law, if approved by more than 50% of members eligible to vote and not just by a majority of those who do vote.

## SAFETY

At Brad's request, the Committee discussed adding other members to work with him in handling requests from members for access to security camera footage. Hattie and Mike have agreed to also be available and enabled to deal with such requests. The Board noted that for matters involving police and other law enforcement, the footage will be made available to such law enforcement, rather than directly to the homeowner (and it already is available to Orinda police). The Committee was updated on break-ins at a site undergoing major reconstruction and advises homeowners to work with their neighbors in being vigilant to report any suspicious activity.

Sandeep, as head of a committee to look further into Neighborhood Watch and collect lists of the many owners who have their own cameras that record street activity, noted that there is a system of registration for such cameras if owners elect to be part of that. Hatti agreed to mail a link for registration to homeowners.

**2023 FALL MEETING** Marty asked that all members provide to Chris Anderson as soon as possible after the meeting the dates on which they could attend an annual meeting between the middle of September and the middle of October. Chris agreed to check and see which

dates that he and his wife might be able to host such a meeting. The committee agreed that it is critical to establish the date as soon as possible. [And subsequently, the date has been set for October 1 at the home of Chris and Dixie Anderson.]

**FINANCES** Alex provided a report and update on Association finances. Alex reported that only a little over half of the membership had paid their dues by the June 1 due date and noted that they are past due on July 15 and thereafter subject to additional charges. Hatti agreed to send out a reminder notice to the membership. The Board anticipates a more detailed discussion of finances and related requirements by applicable law at its next meeting on July.

There being no further business, the meeting was adjourned at approximately 8 pm.