

ORINDA DOWNS HOMEOWNER MEETING MINUTES MAY 20 AND JUNE 27 MEETING

The ODHA Board met initially on May 20 from 6 pm until 8 pm at the home of President Brad Wolfson and, having not completed its agenda on that date, continued the meeting until June 27, 2024. That continued meeting was at the home of Chris Anderson and begun at 6 pm and adjourned at approximal 8 pm. All members were in attendance for at least one of the sessions if not both.

The meeting opened with a Board strong vote of thanks to outgoing President Wolfson for his extremely valuable and extended service to the community in that position. He was presented with a gift certificate in appreciation for all he has done and accomplished.

At the May initial get together, we then proceeded with an extensive discussion of the website. Consultant Deb Siboney joined the meeting by phone as we discussed and dealt with:

1. A glitch at our Go Daddy website resulting in an incorrect opening page and other errors. That was fixed as we met.
2. A report by Deb and Marty of work Deb achieved in successfully posting the revised CCRs, By-laws, Reserve Study and minutes online as well as accomplishing modest revisions and a slight reorganization.
3. Deb's research into what it would take to provide the members with the option to pay dues online.

In the second session, after a further report, the Board voted to authorize creation of the online payment options discussed and to proceed with Deb and Go Daddy taking necessary steps to install dues pay with Pay Pal and major credit cards so long as the increased cost of accomplishing that was not significant. As Treasurer, Alex will work with Deb in accomplishing this project. A

significant constraint is to have the online pay systems allow only payment of the exact amount of dues to be paid, \$360 (\$350 base and \$10 for credit card processing fees). The online system will require payors to identify the ODHA residence address covered by the payment. The work on this is ongoing but should at least be ready for 2025 dues payments.

Next the Board discussing repainting of the speed humps on the private road to make them brighter, particularly for bicyclists. Mike and Chris agreed to accomplish this.

The Board had an extended discussion of its mission and what it can and should accomplish as a Board. In that context, the Board discussed construction of a mailing to members that would encapsulate those, including explaining further the necessity and process for applications for Architectural Committee review and application of the new CCRs to failure to conform. Marty agreed to work to compose such a mailing statement to be included, if possible, with the mailing members about the annual meeting in the park.

Next, the board was updated on work on possible surveys of park boundaries, discussions with a possible survey hire and related costs and meetings with the homeowner of property adjacent to the park. Chris, Marty and Will Thorn had walked the entire park boundary, noting the approximate current lot lines and what may be required in accomplishing extensive surveys in addition to one being considered with the neighbor. That was followed by a further update regarding the terms of an agreement reached with an ODHA member whose lot borders the park and discussion of the draft written agreement to accomplish it. The agreement would moot the need for a paid survey of the line between the two properties. The

Board voted to authorize proceeding with and finalizing that agreement which will more clearly define the boundary, result in cessation of prior neighbor uses of bordering park property, and reach agreement on maintenance of each and disposal of refuse. In light of that, the Board decided to postpone any survey work. Once the agreement is executed, assuming it is, then further park neighbor discussions of park borders and access to its property in case of emergency or other needs will be scheduled.

The Board next took up a proposal by the Hrdy family who own a house and lot adjacent to park property on the other side of the creek. Hatti and Marty had corresponded with the neighbor and then met with them in person. The Board declined a proposal to engage in a sale of that strip of property to the neighbor but then took up a proposal by them to plant a small vegetable garden on the strip in exchange for the neighbor agreeing to maintain the park property on that side of the creek (bordered by their property lines. "Maintenance" for this purpose would be to keep the property in full compliance with fire prevention codes and standards at the owners' expense. Such an agreement would be terminable by either party with six months' notice. The Board agreed to this in concept, subject to a review of the proposed written agreement for this potential arrangement. Marty agreed to draft such an agreement and circulate it after confirming its acceptability with the neighbor.

At the two sessions of the meeting, there was discussion of the transition of leadership from Brad to Hatti and generally to be sure that Brad's knowledge and practices for compliance for various OHDA responsibilities is understood and maintained. Various tasks in that regard were to be followed up by Mike and Alex. Brad agreed to deliver to the Board the records and notes to best accomplish this. The discussion was not concluded due to time constraints and so, if possible, to be continued at the next meeting.

Finally, there were discussions of updating of the membership directory, of further park improvements - - especially to the area around the basketball courts - - the annual meeting logistics, and registration with the county of the amended CCRs. These will be on the agenda for the next meeting to be held after the Annual Meeting.

The meeting adjourned at approximately 8:30 pm.

Respectfully submitted,

Marty Glick
Secretary