

## ORINDA DOWNS HOMEOWNERS MEETING MINUTES

### MARCH 7, 2024

A duly noticed meeting of the ODHA Board was convened on 3-7-24 at 6:30 pm. All board members were present.

The meeting opened with a discussion of a proposed Firewise group meeting in the park, an issue involving an examination of insurance coverage for park meetings and the scope of that coverage. To aid in this discussion, board member Chris Anderson facilitated a discussion by phone at the meeting with our insurance representative. We were informed that coverage was broad for member events, even if others (in this case Firewise groups from neighborhoods outside the parameters of the ODHA) were invited and to be included. That being the case, the Board approved the proposed meeting.

It was also agreed that making the park available for outside group meetings is not permissible for a variety of reasons. We also once again concluded that “reserving” the park for member events would be difficult if not impossible to track and monitor so that remains an unavailable option.

Next, we discussed the annual mailing and architectural review application texts. Marty had reviewed and circulated his work on editing those to conform to the recent CCR and by-law amendments and those were both unanimously approved by the Board. Alex will accomplish the mailing with help from Hatti and Marty.

The Board again discussed initial progress and the status of discussions with a park neighbor about the boundaries between the two, possible incursions and actions related to it in recognition of those boundaries. Chris agreed to work with a potential survey

expert to determine potential costs and parameters of a survey of the appropriate lot line boundaries as well as surveys of the entire park property in this regard. The Board extensively discussed its objectives in the further discussions to be had and tasked Marty to proceed with meetings and report back at the next meeting.

The reserve study was provided and discussed by Alex and the Board approved it by vote and it is to be posted on the web site. Alex also reported on exchanges he has had to ensure that the park remains exempt from property tax.

Garin and Brad reported that the park equipment project was about ready to launch and Garin will continue to liaison with the contractors.

Marty reminded that the Board had previously by unanimous vote in mid-2023- - amended the CCRs in compliance with state law mandating HOAs to permit more than one residence on a property, including an ADU. The adoption of this amendment was announced at the 2023 annual meeting and the CCRs posted online at the ODHA website will be revised to reflect it - - the deletion of former CCR #10.

After a discussion of road maintenance to be addressed further at the next meeting, this meeting was adjourned at approximately 8:30 pm

Respectfully submitted,

Marty Glick  
Secretary to the Board

