Noe Valley Association
A Community Benefit District
noevalleyassociation.org

Noe Valley Association (NVA) – Community Benefit District
Board of Directors Meeting Minutes
Date: March 4, 2026
Time: 9:00 a.m.
Location: Droubi Team at Generation Real Estate, 4157 24th Street, San Francisco, CA

Board Members Present: Al Goodwin, Treasurer; Daniel Roddick; Lamisse Droubi; Dona Taylor; Debra Niemann, Secretary
Board Members Absent: Mark Campana; Meagan Wakefield; Bob Roddick
A **quorum of the Board was present**.
Debra Niemann called the meeting to order at **9:13 a.m.**

Old Business

1. Approval of June 5, 2025 Board Meeting Minutes
The minutes from the June 5, 2025 Board meeting were presented.
Motion: Al Goodwin moved to approve the minutes. Lamisse Droubi seconded the motion, which was approved unanimously.

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2. Approval of Treasurer's Fiscal Year 2026 Second Quarter Report (July 1, 2025 – December 31, 2025)
Debra Niemann presented the Treasurer's FY26 Third Quarter Board Report.
Motion: Al Goodwin moved to approve the Treasurer's Report. Daniel Roddick seconded the motion, which was approved unanimous.

New Business

1. Board Member Issues
The Board discussed the bylaw requirement to appoint an **At-Large Community Member**. Lamisse Droubi and Daniel Roddick volunteered to identify potential candidates and present recommendations at the June 2026 Board meeting.
Debra Niemann noted that **Richard Gross**, a Noe Valley community member, has expressed interest in serving on the Board.
2. Daniel Roddick volunteered to serve as Interim Board President as Bob Roddick has resigned from this position. The Board thanked Daniel for stepping into the role and unanimously approved his appointment.

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2. Proposed Bylaws Amendment – Meeting Format
The Board discussed a potential bylaw amendment regarding meeting frequency and format.
The proposal would formalize a schedule of:

- **Two in-person meetings annually**, and
- **Two optional meetings conducted via video conference (Zoom)**.

Further discussion will occur at a future meeting.

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3. Assessment.
NVA assessments have remained unchanged since **December 2022**. During that time, inflation has increased approximately **15.4% cumulatively**. Debra Niemann recommended a **5% assessment increase**.
Motion: To approve a 5% assessment, increase effective FYE27. Lamisse Droubi made the motion to approve the increase. Daniel Roddick seconded the motion. Dona Taylor voted yes, as did Mark Campana in absentia. Al Goodwin abstained. Although Mark Campana indicated his support for the motion before the meeting, his vote was not counted because the bylaws require Board members to be present for a vote to be valid. This will be addressed at a future board meeting.

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4. Status Report
Due to time constraints, the Status Report was not discussed. Debra Niemann will email the report to board members.

Adjournment

The meeting was adjourned at **10:12 a.m.**

Submitted by: Debra Niemann, Secretary