

HOMESTEAD VALLEY COMMUNITY ASSOCIATION  
BOARD MEETING MINUTES  
AUGUST 17, 2023

The meeting was called to order at 7:11 pm with Ashley MacDonald presiding.

**ATTENDING:** Rachel Carlin, Leslie Dixon, Jim Derich, Jen Hochschild, Alex Scalisi, Jonnie Alper, Jeff Stern, Ashley MacDonald, Boriana Fackler, Patrick Wyman, Brad Hansen, Kristen Golden Testa, Jonnie Alper

**ABSENT:** Stephen Morse, Jen Coyne

**1. MEETING AGENDA AND MINUTES**

- a. **Motion to Approve** Agenda with addition of bridge and meadow. **Seconded** (Boriana.) and **Approved**.
- b. **Motion to Approve** June, 2023 meeting minutes. **Seconded** (Patrick.) and **Approved**.

**2. TREASURER'S REPORT** (Distributed before meeting)

- a. Discussion around Funderblast camp revenue and pool camp revenue
- b. Funderblast arrangement is 60/40 split but we have not worked out the details on how we will collect
- c. Discussion around contract negotiations with Funderblast and why the initial proposal was not accepted

**3. DIRECTOR'S REPORT** (Jonnie)

- a. Review of monthly income for June and July
  - i. Dance with Miss Anna had her last class
  - ii. Pool membership moved to lower rate for end of summer
  - iii. MHS camped worked out well
  - iv. Funderblast revenue received
- b. Maintenance
  - i. Cleaning crew doing better job and cleaning windows
  - ii. LRAD installed
  - iii. Plumbing repairs – toilet tank needs repairing; private residence toilet needs repair as well
  - iv. Railing issue – Rick Montalvan and his friend Bruce Wick fixing it
  - v. Electrical work – private residence has new outside lights and exterior outlets
- c. Meadow
  - i. Extra fees because of weed whacking
  - ii. Irrigation working except some issues with near parking lot
  - iii. Still hand watering new trees
- d. Pool

- i. New automatic chemical system isn't working as expected but pool maintenance person and installer are working on it together
  - ii. Pool furniture still not received
  - iii. Dolphin robot not working; sent to be fixed
  - iv. Swim lessons went very well
  - v. Pool staff is working out well – a few typical issues with no shows and sick days; working on fall staffing schedule
  - vi. Discussion around whether pool should be open during music festival; dependent upon staffing
  - vii. Discussion around bonuses for some of pool staff
- e. Other
  - i. Liquor license for music festival received
  - ii. Jonnie has vacation coming up for 2 weeks
- f. Events
  - i. Interest in art exhibition for coming months (Rachel to work on liability release)
  - ii. Yoga instructor expressed interest in holding class – discussion around revenue – rental fee or revenue share, who provides props

#### **4. MUSIC FESTIVAL**

- a. Office needs to be monitored and blocked off
- b. Square categories to be updated for accounting system
- c. Jonnie needs list to include:
  - i. Checks
  - ii. Sprinklers
  - iii. Wagon to move equipment
- d. Need Board volunteers to help clean up

#### **5. OTHER BUSINESS**

- a. LRAD finally put in and is fully operational; 6 months of the year will be low or no volume tests; 1<sup>st</sup> Saturday of each month at noon
- b. 50<sup>th</sup> anniversary of the open space bond measure (secondarily the purchase of our sight to be used as the community center)
  - i. Committee will have tent at the music festival to build awareness in the community and promoting the principle event which will be September 30<sup>th</sup> at the center
  - ii. Putting together and documenting history from the records kept in our basement
  - iii. September 30<sup>th</sup> event will include a proclamation from the county board of supervisors recognizing those that got the bond measure passed
  - iv. 50<sup>th</sup> anniversary for the center is 2025
- c. Meadow and bridge – moving forward with bridge and irrigation but everything is moving slowly and costs are high; intention is to continue to go to CSA 14 and request what we can; bridge and irrigation infrastructure are first priority, hope to have it done before end of CSA fiscal year

- d. Water Intrusion – working with Brian Spring to address; want to go to September CSA Meeting with ask

6. COMMUNITEE UPDATES

- a. Website – new site is up and running and working well
- b. Communications - Brad to take over Homestead Headlines
- c. HVLТ – Maverick looking to transfer out and

The meeting was adjourned at 8:50 p.m.

Respectfully submitted by Jennifer Hochschild