

## **Fernside Home Owners Association (HOA) meeting - ANNUAL MEETING**

**Tuesday, 1/10/2023**

**Start: 7:00 pm**

**Our meeting was conducted via a Zoom Webinar**

Attending board members were Kevin Jensen, Tracy Brotze, Rebecca Jewell, Jay Seaton, Siraj Husain

50 attendees and board member at the start of the meeting.

Opening by President Kevin Jensen.

Presentation on shared screen via Zoom. Presentation will be filed on the Fernside HOA (FHOA) website along with meeting minutes.

Kevin directed attendees to [FernsideHOA.com](http://FernsideHOA.com) as a useful way in which to communicate with and the HOA board. Sign up for the newsletter on the website. Surveys will be published to those who sign up on the website.

Questions can be submitted online and will be addressed at the end of the meeting.

### **Agenda:**

- Call meeting to order, Mission Statement, Purpose
- Introduce board members
- Quorum call, approve last year's minutes
- Ballot to increase dues: status
- Treasurers Report
- 2022 Activities
- Committees
- 2022 and 2023 opportunities and direction
- New Business and motions from the floor
- Board duties
- Board nominations and election of 2023 board members
- Adjourn

**Mission Statement** was read by Kevin.

We are a volunteer organization striving to strengthen our neighborhood by enhancing its historic character, encouraging connections, promoting safety, advocating common interests, and fostering property values. We are inspired to make Fernside an even better place in which to live, work, learn and play!

**History of the Fernside HOA** slide was read by Kevin

- Declared by the developer of the Fernside neighborhood in June, 1925.
- Conditions, Covenants, and Restrictions (CC&Rs) were designed for the mutual benefit of all 497 parcels.
- The Fernside Home Owners Association was proposed to possess certain powers to interpret and enforce the CC&Rs.
- Over time, the HOA takes on new initiatives and advocates for our neighborhood with the City of Alameda
- In the future, the HOA will be here to ensure the Fernside neighborhood remains a desirable community in which to live and thrive.

**Newsletter email signup**

- The newsletter is the only method the FHOA Board currently uses to update community.
- Sent sparingly and invite residents to submit content
- Survey will be sent soon asking for input on the FHOA
- Sign up at [hernsidehoa.com/news](https://hernsidehoa.com/news)

#### **HOA notification when property is sold**

- Important to notify FHOA when your home is up for sale (includes for sale by owner)
- Records need to be updated for both the HOA and Alameda County Recorders office at transfer
- Responsibility is with the seller and listing agent to disclose HOA
- Listing agent contacts FHOA for State of California forms (HOA-IR, HOA-RN, HOA-RS)
- Transfer fees due to the FHOA (currently \$250)

#### **Changes coming to the Fernside Area**

- Roundabout at Fernside and Tilden
- Additional focus on High St and Broadway calming
- Slow Streets
- Traffic calming on High St and Gibbons
- Amazon Warehouse in the former glass plant

#### **Introductions:** Kevin Introduced the board members:

Kevin Jensen - President

Siraj Husain - Vice President

Tracy Brotze - Secretary

Jim Strehlow - Newsletter Editor, Treasurer

Jay Seaton - Special Projects

Zara Santos - Special Projects

Rebecca Jewell - Special Projects

#### **Quorum Call** was read by Tracy

Over 100 proxies and attendees were reached to meet the quorum.

**Approving the 2022 annual meeting minutes:** Tracy moved that the 2022 annual meeting minutes be approved. Rebecca seconded the movement. The minutes from January 2022 are approved.

#### **Ballot Request to Increase Dues for 2022:**

- Current dues have not changed since inception in 1925
- Passed with supermajority of votes (Summer 2021)
- No inflation provision or board powers given to increase dues in the future
- HOA dues increased from \$0.001 to \$0.002 per square foot of land annually starting in 2022.

#### **Treasurers's Report** presented by Bill Morrison

Bank of Marin

End of December 2022

Checking: \$6,830

Savings: \$4,000 (reserve fund)

2022 Budget

Income: \$8,400

Expenses: \$7,740

#### 2022 Actual

Income: \$8,814

Expenses: \$6,975

Income was higher due to title transfer fees. Expenses in 2022 were less.

#### 2023 Budget

Income Estimate: \$8,000

Expenses Estimate: \$8,000

#### End of Year Balance of Savings and Checking:

2018: \$10,140

2019: \$10,330

2020: \$9,250

2021: \$10,980

2022: \$10,830

2023: projected: \$11,000

#### Observations:

- We continue to use Xero cloud software for accounting
- We have a very good response rate to dues payments. Our dues and title transfer fees sustain our budget
- Insurance and website costs will continue to increase; but maintainable within our budget
- Annual billing mailing costs increased the most (envelopes, printing, postage)
- If the membership wants our association to do more (more programs), we will need more volunteers, but we should have enough funds in reserve to cover such costs.

#### **2022 Activities (review of last year) - Kevin Jensen**

##### 2022 Goals:

- Compliance with CC&R's and bylaws
- Community Outreach
- Financial Stability
- National Night Out
- Holiday Lamp Post Decorations
- City of Alameda Communication
- Continue running HOA meeting over video

#### **Committees:** Jim Strehlow

- National Night Out - first Tuesday in August, 2022.

#### **Holiday Lamp Posts Decorating Committee - Marianne Landis / Tracy Brotze**

- All but 4 posts decorated this year.
- Over 20 volunteers
- More supplies were ordered to replace tagged and missing inventory

[FernsideHOA@gmail.com](mailto:FernsideHOA@gmail.com) - email the board with other questions or suggestions.

*Comment from Suzie: Her street (Gibbons/Cornell) was not decorated. Kevin didn't have time to decorate. He'll do better next time.*

### **2022 Opportunities (review of last year)**

- Community Goals - leveraging the website; National Night Out
- Architecture Review - functionally in abeyance; Will be focusing on applicable CC&R's and follow up with the City of Alameda process (e.g. solar roofs, fences)
- City of Alameda - Attend City meetings and follow up on issues specific to FHOA; communicate findings to community of website; Utilize HOA's political potential with Alameda for the benefit of the neighborhood.

### **2022 Opportunities for Volunteers and Board Members**

- Community Goals - leveraging the website; newsletter, Lamp Post decorating
- Safety - National Night Out; Earthquake preparedness/Map Your Neighborhood; CERT; Block Captain/Neighborhood Watch (Alameda Police Department)
- City of Alameda - Attend City meetings and follow up on issues specific to FHOA; Utilize HOA as a political action committee within Alameda for the benefit of the neighborhood
- Department of Public Works - [SeeClickFix.com](http://SeeClickFix.com); Gibbons Drive needs to be addressed in the future.

*Comment from Rebecca Jewel: Survey for the FHOA is coming...*

### **2023 New Business and Motions from the Floor**

- FHOA has updated non-profit status of the HOA board.

*Comment: Patricia Gray - is there a schedule for sidewalk repair on Gibbons? Kevin Jenkins - no schedule. Jay Seaton - City has an effort in proposal to make Gibbons bike and ped friendly. Kevin - residents of Gibbons need to be involved with the City and their proposals. The FHOA is not negotiating on behalf of HOA residents, rather informing residents of opportunities to be better informed.*

*Comment: Laura Kinley - 4th catalytic converter stolen in 2 years. Police suggested she get photos and encourage residents to take photos of suspicious cars/license plates on street.*

*Comment: Kevin Jenkins - if a resident wants to start a neighborhood watch program, the Board would be appreciative.*

*Comment: Jill - what are practical benefits from non-profit status. Don't have to pay taxes on dues.*

*Comment: John Fisher - any action on what we can take to speed along the burial of the utility lines underground. Maryanne recalls that Fernside will be last because our utilities are over the back yards rather than over the street. Will be very intrusive when the City gets to the Fernside. Perhaps the City will put the utilities under the street in the Fernside (less intrusive) but will still need to do something about the wires and poles in the back.*

*Comment: Julie's iPad - Will the FHOA educate homeowners on the ban on the gas—powered leaf blowers? Kevin - we don't know enough about it to speak to it yet. Julie - homeowners need to be encouraged to inform their landscapers to switch to electric or manual ways in which to get the job done. Julie will send a link to the FHOA email address.*

*Comment: Carol Allegar - Trees are beautiful but a never-ending cost to the city (repairing sidewalks), doesn't the City want to take down the trees? Kevin - yes, they do. They are healthy*

*and will be living for a long time. Options discussed/considered by the City include having sidewalks snake onto front yard properties; widening the sidewalks and making Gibbons a one-way street/take away parking is another; City says it's necessary to get a consensus of residents on Gibbons as to what direction to take before work can be started.*

*Comment: Mark Cline - can we move to digital payments? Xero has an online payment solution. Kevin - please send an email with a suggestion on how to make this happen. We have not found a good solution yet.*

*Comment: Carol Allager - sidewalks are continually being repaired, but not fixed for the long term.*

*Comment: Cathy - pothole on Thompson Avenue needs to be addressed. 36" x 36" and 5" deep. How can we get the City to help? See Click Fix has not responded to the submissions. Rebecca - 'flash mob' See Click Fix. 3025 and 3029 Thompson Ave.*

*Comment: Patricia Gray - Has there been discussion on traffic speed and mediation between High and Broadway on Central? Lots of speeders. Kevin - City has a master traffic plan on calming; APD has quarterly meetings with the community and this is a great topic to bring up. Kevin cited an example and how the APD responded.*

### **2023 Board Duties**

Each new member will need to assist with a task involved in the running of the organization:

- Monitoring email and voicemail
- Update website
- Surveys
- Financial accounting using Xero software online
- Folding and mailing letters
- Filling out transfer paperwork for home purchases
- Entering and depositing checks
- Optional: attend meeting with CLASS regarding airport noise
- State of California paperwork
- National Night Out
- Coordinating the Holiday lamp post decorating
- Following up with the City of Alameda regarding traffic, sidewalks, trees, streetlamp, and crime.

### **Board Nominations & Elections:**

- Marianne Landis is back on the Board
- One more Board seat is available

### **Questions / Comments:**

No additional questions / comments.

Meeting adjourned at 8:15pm.