

Fernside HOA meeting - ANNUAL MEETING
Tuesday, 1/14/20
Start: 7:00 pm

Attending: Kevin Jensen, Bill Morrison, Jim Strehlow, Tracy Brotze, Marianne Landis, Mo Vemulapalli

Opening by Kevin Jensen.
Presentation on projector. Presentation will be filed on the Fernside HOA (FHOA) website along with meeting minutes.

Introductions of the attending board members: Kevin Jensen, Bill Morrison, Jim Strehlow, Tracy Brotze, Marianne Landis, Mo Vemulapalli

Agenda:

- Call meeting to order
- Introductions
- Quorum: 200 signed proxies + 21 attending who did not previously mail in proxy. Quorum has been met.
- 2019 Minutes, as posted on the website, approved without objection
- Treasurers Report
- 2019 Activities (guest - Erin Smith, Alameda DPW)
- 2019 Committees
- 2020 Budget
- 2020 Opportunities and direction
- New Business and motions from the floor
- Board nominations and election of 2020 board members
- board duties
- Adjourn

Treasurers's Report

Bank of Marin
End of December 2019
Checking: \$7,300
Savings: \$3,000 (reserve fund)
Total in the bank: \$10,300

2019 Results
Income: \$5,290
Expenses: \$7,794 (of with \$2,000 is a transfer to reserve)

2020 Budget
Estimated Income: \$5,500 (\$2,500 dues + \$3,000 transfer fees)
Estimated Expenses: \$7,425
\$3,500 insurance
See presentation for additional expense details

Observations:
> Delinquent Accounts equal 20% of Assessments (3% of accounts)

- Delinquent means 4 years of not paying dues
- > Insurance and fees continue to grow
 - > Professional support often needed (legal, financial)
 - > Annual invoices amounts to 20% of Assessments
 - > Budget anticipates a shortfall in revenue
 - > Look into increasing dues for first time since 1925?

Question: Has the board tried to speak with owners of Delinquent Accounts in person?
Answer: So far, via mail only. In the future, the board may speak directly.

Details of report can be found in the presentation.

2019 Activities

- Compliance - Kevin fills out the paperwork for the Transfers
- Community Outreach
- Financial Review
- National Night Out
- Holiday Lamp Post Stripe
- City of Alameda Communication
- Department of Public Works - Street Lamps

Committees: Bill Morrison

Public Works

Guest Speaker - Erin Smith / City of Alameda / Department of Public Works / Deputy Public Works Director / esmith@alamedaca.gov / 510-747-7938

Underground Electrical:

- > Some conduit from ~1925
- > Being done in phases
- > Some poles are being replaced but only on an as-needed basis

Street Light Outage on Fernside from Harvard to Cambridge - fixed as of today.

LED Street Lighting Project:

- > 2 samples LED's on Harvard Near Fernside
- > DPW needs to work through the loan process
- > Expected to go to Council in April 2020

Pavement Management Program:

- > Street Management
- > Next time on the East side of the Island will be 2023

Sidewalk Program:

- > If (city) tree causes sidewalk to fail, the City is responsible
- > Cutting concrete is a viable option
- > Fernside is in Zone 5; on the plan for 2021
- > Pilot Program in Zone 4 in February - May 2020 (Park Street District)

Gibbons Drive:

- > Conflict with trees and sidewalk

> Not a high priority for the City until the larger issue is resolved: not enough room for trees **and** sidewalks

- > Option 1: can narrow lane by taking parking from one side of the street
- > Option 2: make Gibbons a one-way street
- > Option 3: thin the number of liquid ambers and replace with a tree that will fit
- > Option 4: curve sidewalk around tree, taking space from property owner

Painting of the Street Lamps:

> Money would be better spent on replacing poles than sand blasting, traffic control, liability, people power and painting.

Drainage:

- > Gibbons @ Northwoods (near Harvard) has constant drainage issues.
- > Homeowner who asked specific question can contact Erin directly at the above.

Question from an attendee:

"I put in a see-click-fix request regarding lights being out for many months along Moreland." Erin replied that there was some sort of major wiring problem where it is a major project to repair which has not yet been scheduled. Erin apologized for the delay there.

Committees: Jim Strehlow

- > Website: fernsidehoa.com; WIX platform; encourages homeowners to send in photos or topics for the website
- > Newsletter, on website, and homeowners are able to opt into newsletter. homeowners can submit articles or suggestions.
- > National Night Out - need volunteers for the event (first Tuesday in August)
- > Transportation Commission meetings - Jim attends; Fernside @ Harvard will have the flashing cross-walk soon; Fernside @ Tilden will be addressed in the near future; adding bike lanes and limiting to buses only on Fruitvale Bridge.

Committees: Beth DeGolia

- > Beth is leaving the board.
- > Open spot.
- > She will continue to lead the decorating of the lampposts.

2019 Opportunities (review of last year)

Community Goals:

- Using website for more communications
- National Night out - need volunteers, will keep it going

Architectural Review - active program discontinued, still available if necessary

City of Alameda

- The Board will continue to meet with the City of Alameda.

Transition Management

- Boardmembers are cross-trained in case there is a vacancy
- Responsibilities documented for future board members
- Voting power of President should be limited in the future

2020 - the same as 2019

Motions:

Bill has presented a motion to increase the annual dues from 1 mil to 2 mils per square foot of property. Seconded by: Torsten Glidden

This allows the Board to put a vote on the matter onto the agenda/proxy/invoice for 2021.

FHOA Annual Meeting Location:

Next year, the meeting location will not be at Edison. The rent and insurance is getting too expensive (\$600).

Board Nominations & Elections:

- Mo Vemulapalli will be stepping down. He is currently Vice President on the FHOA Board.
- Beth DeGolia has stepped down, however she will continue to lead the lamppost decorating committee.
- Wayne Yamato has been elected to the board

Meeting adjourned: 8:24pm

Enclosed within minutes:

Motion by William Morrison to increase dues.

THE FOLLOWING IS A MOTION TO AMEND CLAUSES THIRTEEN AND EIGHTEEN OF THE ASSOCIATIONS EXISTING CONDITIONS, COVENANTS, RESTRICTIONS AND CHARGES (C.C. & R's) TO RAISE THE MAXIMUM ANNUAL ASSESSMENT TO TWO MILLS PER SQUARE FOOT OF AREA.

THIS MOTION WILL AUTHORIZE THE BOARD TO MAKE MINIMAL CHANGES TO THE EXISTING WORDING OF THE C. C. & R's IN THE APPROPRIATE SECTIONS AND FILE THOSE CHANGES WITH THE APPROPRIATE GOVERNMENT BODIES TO INSURE ITS PROPER APPLICATION IN FURTHER MATTERS OF THE ASSOCIATION.

HENCE,

I SO MOVE AS TO AUTHORIZE THE SECRETARY OF THE FERNSIDE HOME OWNERS ASSOCIATION BOARD OF DIRECTORS TO CHANGE THE EXISTING WORDING IN THE ASSOCIATION'S EXISTING CONDITIONS, COVENANTS, RESTRICTIONS AND CHARGES (C.C. & R's) TO RAISE THE MAXIMUM ANNUAL ASSESSMENT ON MEMBER PROPERTY TO TWO MILLS PER SQUARE FOOT OF AREA FROM THE EXISTING ASSESSMENT OF ONE MIL PER SQUARE FOOT OF PROPERTY.

ACTING IN THEIR CAPACITY, THE ASSOCIATION BOARD OF DIRECTORS IS ALSO TO APPROVE THE SECRETARY'S WORDING AND DIRECT THE SECRETARY TO MAKE THE NECESSARY LEGAL FILINGS TO BIND ASSOCIATION MEMBERS TO THE AMENDED ASSESSMENT.

MOVED BY:

SECONDED BY:

WILLIAM B. MORRISON

3115 BAYO VISTA