

**Meeting of the Board of Directors
Redwood Estates Services Association
October 19, 2016
Minutes**

Quorum was met with the attendance of President Lisa Sgarlato, Vice President Rick Swayne, Treasurer Phil Schuyler, Secretary Elaine Daniels and Director at Large John Wear. Operations Manager Jeff Bates attended. Office Manager Mona Raby was absent.

Approval of Agenda was made by Phil Schuyler, seconded by Rick Swayne, passes unanimously.

Motion to Approve the Minutes of September 21, 2016 was made by Lisa Sgarlato, seconded by Phil Schuyler, passes unanimously with the following correction under President's Report: Together we are in the process of recording the proper roadway at the Locust hair-pin turn to reflect the existing roadway.

President's Report, Lisa Sgarlato: The water drainage system is working well. John Wear checked the area near the Pavilion fence and the Sythe property. There was no standing water.

The Board Members discussed and suggested we move the smoking area from the grove to the parking lot.

Phil suggested we post the non-member price for Pavilion rental on the website. Currently it is \$3000.00. Jeff suggested we add \$500.00 to the price for a total of \$3500.00 due to needed upgrades and maintenance. At this time no vote was taken.

Lisa reported that Biosphere has spoken to Santa Clara County. The County has agreed to accept our proposal with the following compromise: 1 inch perforated pipe would be inserted in the leach drain and a separate 500 gallon tank with 206 foot high capacity infiltrator. This will cost approximately \$25,000 to \$30,000.

San Jose Water Company responded about the site plan on Summit Road as to our desire to not sell them all of the originally requested parcels. The electrical power runs under lot 409. Scott Hoffman also stated he is having difficulties with First American Title.

We expressed concern about the visibility of the large tanks SJWC is proposing for the property. Scott Hoffman is willing to consider colored slating. Potentially they could install a second fence. The area will house water tanks and some equipment.

Possible dates for the 2017 Annual Meeting of the Members are March 26, March 19 or March 12.

Lisa stated she has received a number of compliments on the road improvements. See additional information under Operations Managers Report.

Treasurer's Report, Phil Schuyler: We are working on the 2017 Preliminary Budget.

The treasurer's report reflected the Profit and Loss versus actual expenses. Some items were over budget while others were on target or less than budgeted. Board members were advised to expect a lengthy meeting in November to discuss budget items. Lisa suggested an additional meeting before the 2017 Budget is finalized.

Report available upon request.

Operations Manager's Report, Jeff Bates: We continue to have a problem with dogs in our playgrounds. It is a state law and it is posted on our fences. There is a leash law even in the unincorporated area of Santa Clara County.

There was a discussion about the sprinkler fire repression system repair versus a new external system mounted inside the building but not within the ceiling, as is the current system, which has been problematic. Phil said clearly we should spend the money to fix the existing problem in the current system, with an eye towards improvement.

As to future projects, we will need to stain the exterior of the Pavilion. The Pavilion account will be used for this purpose. We will obtain bids for a two coat process. Warmer weather will be needed to successfully launch the project, possible target is May.

Lisa asked why we can't widen the roads. The swale along the road edge protects the sides of the roads from crumbling. Jeff reported the remaining budget for the roads is \$27,000. Money for the parking lot lighting project will come from either the road or Pavilion account.

See Operations Manager's Report concerning additional details.

Office Manager's Report: none

New Business/ Public Comment: none

Old Business: none

Meeting Adjourned at 8:55 P.M.

Respectfully submitted by Elaine Daniels, RESA Board Secretary.