

Meeting begun at 7:10PM

All Board members in attendance. 2 on zoom, 3 in person.

Attendance

Zoom: Rita Manachi, Pete Heller, Cheryl Hargrove

In-person: Andrea Cichowski, Kenneth Cichowski, Shaw Cichowski, Chris Goldsbury, Angela Hedges, Joe Bruna, Jeff Bates

Chris Goldsbury was recognized for serving on the RESA board for 6 years.

President's Report

Property owners dealing with lot line adjustment. Status: Waiting to hear back from the county.

Treasurer's Report

Budget

Tracking the overall budget except for roads. Legal bill was larger than expected this month due to Quigley LLA. Increased landscape and maintenance bill for a sprinkler repair. Storm expenditures are exceeding budget. April nearly at \$50K.

Delinquency report -- Changed reporting to account for number of members in each delinquency period (Current, 1-30, 31-60, 61-90, 91+) in addition to the dollar amount in each. That enables us to track the number of members overdue. Number of members overdue 1-30 days has been declining due to extensive outreach by Cheryl to encourage members to get current. Cheryl now delivers physical letters in addition to emails. She communicates that members will lose rights/privileges if they remain delinquent. The number of members overdue 31-60 days so far has not been reduced. Number of members in 61-90 days was reported as 0. Cheryl wasn't certain whether there was an issue with Quickbooks. She will report back what she uncovers before the next meeting.

Lien Policy

New policy being proposed. The Lien process begins at 12 months instead of 6 due to the time intensive nature of the work. Lien admin fee to increase from \$150 to \$1000 due to increased legal expenses of \$700/hr associated.

Jennifer's recommendation to go with a flat fee while increasing the penalty. Pete made a motion to select the \$20 monthly penalty (versus a percentage penalty) with the addition of an option to waive the penalty if the member will go on an Auto-pay. Motion passed 5-0.

Community Comments

Ken Cichowski

A large tree blew over in the last big storm. At present the stump is partially blocking Redwood Road. The property owner told Jeff that trimming is underway. The fire captain says trucks can access the road but would prefer that another 16" be removed from the stump. Board will add it to the agenda for next month to follow up.

Operation Manager's Report

Roads

Alma Court temporary road repair is in place providing access to members impacted by the slide. Soils survey will be on Tuesday 23-May. Cheryl and Jeff met with FEMA to provide damage inventory. FEMA and OES appear positive about providing funding. Critical emergency infrastructure repair. Need to follow the FEMA process. FEMA will reimburse RESA after the repairs have been completed. Opportunity for 200% above project for future mitigation implementation. Next step with FEMA: they will assign a site visitor team. FEMA says to get Santa Clara county's contractors. Must invite bids from FEMA's pool of contractors. Angela asked whether we can go all the way to the end of the project at which point FEMA declines to pay. We should do the project with the assumption that we won't get reimbursed.

Pavilion

- Parking lot status: now completed but not striped.
- Water damage on floor repair status: one bid in. More bids expected.
- Root cause of the water damage: leak in door. A fix is needed to avoid future leaks/floor damage. Angela requested a repair quote.
- Rental agreements have all been updated. A motion was made to approve the changes. The motion passed 5-0.

Contractor Issue

There was an issue when a contractor came to do fence repair. Jeff asked for a fix. Contractor pulled the entire fence down and billed RESA for unauthorized scope of work. Angela made the point that this can't happen again.

Rules of Conduct policy [need to include the text]

Adopted on 5-0 vote.

Board meeting adjourned at 8:52PM.