

Board Meeting Minutes
Lakeside Property Owners Association (LPOA)
February 5, 2018 at 7PM
44 Broadmoor Drive, San Francisco, CA 94132

LPOA Board Members

Present: Laurie Berman, Marie Brooks, Gael Bruno, Ralph Chern, Pat Fry, Madhu Macrae, Andrew Moore, Taylor Nagle, Joyce Richardson

Absent: None

Lakeside Members present: None

Proceedings

Meeting was called to order at 7:15 PM by Board President, Gael Bruno

February 5th board meeting minutes

Minutes were approved with the following update: All board members agreed that LPOA may not reimburse Mr Ziyad Hannon for the removal of the greenbelt tree across from his property because:

- (a) It will set a wrong precedence if LPOA made payment on a liability that is the responsibility of another party. [LPOA Newsletter 2015] residents were informed that the City had acknowledged ownership of the JS Blvd greenbelt land but also declared that the fronting property owners along JS Blvd are responsible for the maintenance of the landscaping within the median island.
LPOA must exercise caution to avoid any impression that it may be asserting an ownership interest and thus jeopardize the acknowledgment that the City is title owner of the greenbelt.
- (b) The citation dated Jan 14, 2016 specifically stated that the owners of 1 Rossmoor/400 JS Blvd are responsible for removing the tree which is consistent with information above in section (a).
- (c) Mr Hannon made the decision to remove the tree even though he was advised that the LPOA was in negotiations with the City to take care of the greenbelt trees marked for removal (phone conversation with Mr Hannon).

President's Report | Gael Bruno

- This is Taylor's last meeting. He has sold his property in Lakeside II and moved to another district in SF. Michael Antonini, a resident of Lakeside II and a former member of the SF Planning Commission, is LPOA's new treasurer. He was voted in with the full support of the board.
- Board Member duties updated – Inspired by the need to define the treasurer's duties for the new treasurer, it was a good time to update the duties of all board members. Gael asked that board members review their responsibilities and comment in the following week.

Treasurer's Report | Taylor

As of April 30th, approximately 280 property owners have paid the 2018 dues (244 via US mail + 35 to 40 via Square) and LPOA's account balance is \$21,506.

Update on Safety | Pat & Taylor

Armed robbery in Lakeside. Two armed men broke into a home on the 700 block of JS Blvd in midafternoon. One suspect held the female occupant at gun point while the other stole cash, jewelry, and electronics.

Update on Recent Power Outages in Lakeside III | Madhu

After four incidents of extended power outages in six months (October 2017 – March 2018), board members Gael & Madhu along with Lakeside III residents Wolfgang Liebelt & Bruce Grimes met with PG&E Customer Relations Representative Jodie Blasquez and Engineer Michael Giovannetti to discuss the issue. Three blocks of Lakeside III (JS Blvd, Stratford Dr & Denslowe Dr) between Wyton Lane and Lindhurst Dr were impacted by these power outages.

PG&E believes the power outages are due to aging equipment. Currently two transformers (4 Kilo Volt each) provide electricity to three blocks in Lakeside III - JS Blvd, Stratford Dr and Denslowe Dr - from Lyndhurst on the North side to Holloway Avenue on the South side. One of these transformers is currently housed in a driveway on Stratford Dr. Underground cables are old and failing. Some of the problematic equipment boxes (on the sidewalk) were found to be filled with soil and water (reason unknown).

Action PG&E is taking to resolve the problem: PG&E is processing the issue as an emergency. The plan includes (a) replacing the cables between Holloway Ave and Lyndhurst Dr, (b) updating the two transformers to 12 kilo volts each, and (c) moving the transformer from the driveway to the sidewalk. The work will start on May 21, 2018 and is expected to be completed in about two weeks.

Street restoration will follow in collaboration with the sewer department.

Update on Participatory Budgeting proposal for the beautification of the Holloway median | Andrew

Andrew mentioned that his proposal did not make it to the final voting step because the funding is for one year but drought tolerant plants take two years to mature. The City may plant trees on the Holloway median. The follow up discussion pointed out that the medians on 19th Ave and Sunset Blvd, recently landscaped with drought tolerant plants, are collecting weeds and trash, and look pretty terrible perhaps because of inadequate preparation and/or lack of maintenance.

Update on LPOA's new website | Gael and Lee Bruno

New website is up and running. Gael requested that board members review the website in advance of the meeting and provide feedback. Members had the following comments:

- The website has the "Lakeside" logo which includes Lakeside I, II & III. LPOA represents Lakeside II & III but not Lakeside I. The website needs a banner with the LPOA name clearly identified as "Lakeside Property Owners Association".
- Menu buttons should be prominent and should include drop down menu for additional pages.
- Text needs editing – Lauri & Madhu provided the edits.
- Font size is inconsistent - in some places text font is quite large whereas the menu buttons are in a smaller font.
- Website layout - Of all the website examples of neighborhood associations, members preferred the layout of the Westwood Highland's website.

Lee Bruno will coordinate the incorporation of these suggestions with the website designer.

Ralph Chern indicated that he may be stepping down as board member due to health reasons. In a subsequent email, he confirmed that he is indeed stepping down. Gael will look into finding a replacement candidate.

Lakeside upkeep and tree maintenance | Gael

An attractive entrance creates a positive first impression. We need to develop a plan to maintain a clean appearance of the Lakeside's four entrances. Gael proposed that the LPOA hire a gardener for the upkeep of these entrance areas. Currently, the annual budget for maintaining LPOA's acacia trees is \$11,000. A vote was taken to inquire about the feasibility of this proposal. All board members were in agreement. Gael will inquire.

Joyce indicated that she may no longer be able to coordinate the maintenance of LPOA's Acacia trees. Gael asked her to inform the board of her decision and, if she is not able, to advise if she knows of someone else who may be interested in taking on this responsibility. Taylor mentioned that the buyer of his home was interested in Lakeside for its "garden" community and may be interested in preserving it.

Letter campaign update | Gael

LPOA notified 3 property owners for parking on the front/side yard in violation of SF code and 38 property owners for neglected landscaping. About half of the property owners who received the notification have acted on correcting the situation.

Two new letter templates were discussed:

- (i) To inform remote property owners of neglected landscaping. Gael read the letter to the board - there were no suggestions for edits.
- (ii) To welcome new property owners – pending board's approval.

109 Stratford Drive construction update

The property was recently sold. A construction permit for period 4/20/2018 – 7/20/2018 is posted.

Pat mentioned that the new owner intends to enlarge the downstairs bathroom.

Gael mentioned the property was sold along with the modified construction plans to upgrade windows and roof line. The modified plan included feedback from the LPOA.

2018 Events & Meetings | Gael

Junipero Serra Club house rental: LPOA paid Park & Rec \$238 for the annual meeting at JS Club (\$250 deposit). Bill Schneider contacted Park & Rec to inquire if the rental fee could be waived. Dana Ketchum of Park & Rec responded in a January 29, 2018 email that

"As a free community event, we are happy to waive the facility fee for the use of the building. However, in order to open the facility we have to arrange for special staff to be on site. We do have to charge for that staff as it is an out of pocket expense by the Department. The cost per hour is \$24. Normally it is a 3 hour minimum (since it is hard to find someone for less) but we did offer to reduce the minimum to 2 hours."

Upcoming Board meetings: August 6 and November 5

Other potential community building events (pending Marie Brook's commitment of her role):

- Picnic Sat Sep 29, 12noon – 2pm (event was published in the 2018 newsletter)
- A seminar of general interest
- Halloween festivities

Meeting adjourned: 9:30PM

Minutes submitted by: LPOA Secretary, Madhu Macrae