

**Board Meeting Minutes**  
**Lakeside Property Owners Association (LPOA)**  
February 6, 2017 at 7PM  
44 Broadmoor Drive, San Francisco, CA 94132

**Board Members**

*Present:* Gael Bruno, Laurie Berman, Marie Brooks, Madhu Macrae, Andrew Moore, Taylor Nagle and Joyce Richardson

*Absent:* Ralph Chern and Pat Fry

**LPOA Members present:** None

**Proceedings**

*Meeting was called to order at 7:00 PM by the Board's President, Gael Bruno*

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**President's Report** | Gael Bruno

Landscaping: Gael will invite a landscape architect, Alida Truant, to the annual meeting to discuss options for front yard landscaping.

Earthquake retrofit program for 2017: Lakeside homeowners are eligible for an incentive payment of up to \$3,000 toward code-compliant seismic retrofit of their homes. This earthquake Brace+Bolt program is launched by the California Earthquake Authority and California Governor's Office of Emergency Services. Register online January 25 - February 27, 2017 at: [www.EarthquakeBraceBolt.com](http://www.EarthquakeBraceBolt.com) .

Participatory Budget grant for community improvement projects: District 7 Supervisor Norman Yee has at his disposal \$300,000 for community improvement projects and \$250,000 for Pedestrian safety for 2017. Unfortunately, the deadline to apply for funds for 2017 has already passed. If we brainstorm for ideas now, we can be prepared for the next round of funding.

LPOA complaints: Common complaints from homeowners include:

- Peeling paint (health & safety concern - all houses built before 1979 had lead based paint)
- Neglected front lawns (Weeds & over grown landscapes)
- Broken fences
- Noise (loud music, loud parties)
- Improperly stored trash bins

Gael suggested that we draft template letters to respond to homeowner's concerns -- Madhu will draft templates

LPOA website: Gael is looking for affordable quotes for a new website

**Treasurer's Report** | Taylor Nagle

60% of homes have paid 2016 dues; bank balance is \$14,000

Treasurer's job is time consuming. As a result it has been challenging to identify delinquent payments. Taylor inquired if the board will consider hiring a college student to work on this. All members agreed that it was a good idea. Taylor will look into hiring a college student to update excel spreadsheet and identify properties that have outstanding dues for follow up. He will also look into online payments of dues.

**Neighborhood tree maintenance** | Joyce Richardson

Joyce reported that Timberwood does a good job with tree trimming generally but has not been very reliable lately. Gael suggested that we look for a reliable alternative. Joyce will research and get some quotes together.

#### Replacing missing neighborhood trees

Taylor proposed that the board consider offering an incentive to Lakeside homeowners to replace their missing trees on their front lawns, such as \$100 each to 10 home-owners annually. Homeowners will be responsible for planting and maintenance of their trees.

All board members agreed that it was a good idea. Further discussion is needed to figure out the type of suitable trees for our neighborhood and implementation of the idea.

#### **Potential Agenda for May 1<sup>st</sup> meeting**

1. Update on filing of amendments to the Articles of Incorporation at City Hall (action item - November 2016 board meeting) – Gael

The following amendments were made to the articles after January 2010 filing (for 2010-2035):

- Dues were increased to \$68 with 2/3<sup>rd</sup> of membership vote
- Board meeting schedule was changed to quarterly instead of monthly

2. Report on online payment set up and update on dues collection and balance - Taylor

3. Report on tree maintenance - Joyce

4. Report on SAFE – Pat

5. Update on drafts of template letters – Madhu

6. Update on search for LPOA website creator - Gael

7. Maintenance of Common areas – ongoing concern - how best to address neglected shrubbery and debris on sidewalks and streets in common areas on 19<sup>th</sup> ave, Junipero Serra green belt, middle strip on Holloway Ave, Wyton Lane, (also added Gadiola Street – not found on the internet)

- Volunteer clean up (need an organizer)
- Hire a maintenance person

#### 2017 Board meetings

Monday, February 6, 2017

Monday, May 1, 2017

Monday, August 7, 2017

Monday, November 6, 2017

#### Annual meeting

Sunday, March 5, 2017

All Board meetings are held at 7pm

Annual meeting will be held at 2-4 pm at the Junipero Serra playground club house

*Meeting adjourned at: 9:00PM*

*Minutes submitted by: Secretary, Madhu Macrae*