



## Minutes

### Board of Directors Meeting

March 12, 2025 –

Ladera Linda Community Center – Multi-Purpose Rooms

A quorum was present:

Board Members present: Jerry Duhovic, Rayne Sherman, Lori Givens, Deirdre Heimer, David Potter, Kit Song, Gerry Taccini, Nickki Noushkam (Zoom)

Not present: Nic Grillo

Meeting called to order 7:04 PM – noted that email reminder had 7:15 as meeting start time, recessed and reconvened at 7:15 PM

#### Call to Order and Opening Remarks

Duhovic

- Pledge of Allegiance

Addition of Roll Call to all future Meeting Agendas

#### Approval of Board Minutes

Duhovic

Board Meeting of December 18, 2024

Motion to approve: Sherman                      Second: Givens

In favor: All

Objections: None

#### Board Vacancy / Board Election

- Alternate Board member resignation requires filling
  - o Board recommendations/ member interestMike Miller resigned effective immediately. He filled position well and cared for the neighborhood. Recommended to approach those who ran last year but did not win a position on the board to fill vacancy – Sherman has list and will ask and open for consideration to those who have shown interest in the past.
- June 2025 Election Reminder

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- (4) Board Positions up for election – Duhovic, Sherman, Givens, Song – Song will not seek re-election but may consider alternate position. Duhovic and Sherman will rerun. Givens may be unable to commit to 2 more years.
- **Action Item:** Need to add Outreach for additional board members and someone to handle email communications – Would Swanson be interested?

## Financial Report

Givens

- **Financial Summary** – March 2025, Treasurers report
- Budget 2025-2026. Assume a zero balance \$75 x 190 (Target for members) \$14, 250.00 – this puts us in a deficit position.  
Budget for website maintenances \$500.00 – have spent \$3,800.00  
Considerations – could bump membership to \$100 for 2026 which would allow the SRA to operate within budget.

- **Membership update** – 53 households have paid memberships to date, only 26 at this time last year.

- **2025 Membership Campaign**

- Action Items – Suggestion to keep email blast as this is so far effective and cost efficient – can do mailbox campaign after several email blasts just for residents who have not joined and include info on Annual meeting and request for board members  
Application revised as names will no longer be posted to website

Received question from resident who has not seen the notices – how are they being sent? – Being sent by email – so far only one notice sent – will send every two weeks.

- **2024/2025 SRA Membership Directory distribution.**

Is available electronically (Thank you to Don, Kit and Kwi) Original idea was to add it to website, but due to security issues we will send a PDF version to all paid members. This will not be password protected, as this requires Adobe Acrobat Pro and it is felt it would generate more work if members forget the password. It will be sent with wording regarding privacy and acceptable usage which is what other local HOA's are doing

Motion to use current wording and drop password protection – Duhovic  
Second: Sherman

- **Action Item: Bylaws Committee review** – Amend bylaws to allow 2 voting members per household, 1 for owner and 1 for renter, if applicable. Duhovic  
Discussed rights of owners and/or renters having voting privileges and deemed both should have rights.

Motion to accept revision to Article II Sect. 3 and Article IV Sect 3 to reflect discussion.

Moved: Duhovic      Second: Potter

Discussion: None

Objections: None

- **Action Item: Flock camera contract renewal/price increase** Givens
- Givens successfully negotiated 3-year contract, no increase remains at \$8,000 / year payable \$2,000 / quarter  
Noted that other HOA's have been unable to negotiate such favorable terms
- **Action Item: Website Expense Management:** willingness to be trained to do monthly maintenance on website Grillo/Heimer/Noushkam/Sherman  
No longer posting weekly notices unless circumstances warrant – question as to whether there is a minimum charge regardless of time taken to update?  
Action Item: work towards training – Sherman will arrange a training session for Board Members

### **Committee Updates**

- **Neighborhood Security**
  - o Entrance security camera update Song  
Cameras are working – one inquiry regarding trespassing. Reporting detectives may not have access when initially investigating. Station does have access after crimes reported.  
At CHOA meeting –discussed security and homeless issue - stressed again the importance of “See Something, Say Something” – Station would prefer that they received more calls rather than under reporting.  
Was noted that volunteer patrol car has been in our neighborhood.
  
- **Emergency Preparedness** Noushkam  
Update on briefing for Seaview by Luna Mohammad  
City held an EP meeting 2/20 – was well attended and info is posted on RPV Website. Info is available to download. Would like to see a focused meeting for Seaview later in the year given the new position that helps Sheriff with community issues – question of how we would evacuate if needed given the road conditions?  
This should be done in conjunction with Annual meeting  
Do we have any invited Guests?  
New Safety Director is anxious to meet with the SRA.  
Combo of reception and safety meeting can work.
  
- **Communications**
  - o Intra-Neighborhood Notices Lee/ Sherman

- Note: Info@SeaviewSRA emails get sent to Duhovic, Sherman, Heimer, Grillo and Potter – Board members can access and send out emails

**Action Item:** Need trained board member with access when Kwi is unavailable  
Suggestion to follow up with Swanson to see if there is interest there

- o SRA Website R. Sherman
  - Update
  - Community Notices
    - o Weekly Updates – will no longer be added weekly, but rather as needed

- **Entrance Maintenance**

- o Entrance Work R. Sherman
  - Action Item: How much is currently being spent on water Givens  
Approximately \$100.00 per month
  - Action Item: Committee Progress Update Sherman  
Architect will do drawings pro bono – he would like us to expand our vision of what we like – then we will need to look at the budget  
Committee members Duhovic, Dunn, Potter and Sherman – recommend residents/board members take photos of others they like submit by May meeting or couch – could still be explored for future. Is there an interest in paying homage to Paul R. Williams in design?  
Need to look at budget and consider a fundraising campaign if desired

- **Community Events**

**Community Fellowship hosted by SRA** – combine with Annual Meeting  
This will be further discussed at May 7<sup>th</sup> meeting

- **SRA Welcoming Committee** P. Sherman  
New owner on Admirable – on committee radar

- **KCLAD District Update** N. Grillo  
Grillo, not available – reports are uploaded to KCLAD website, still pumping wells 5 and 6 at 135 gallons/minute  
Some talk at meetings regarding world renown geologists – city has consultants  
KCLAD looking into additional well this summer
  - o Discuss ongoing format for Landslide, stakeholder, utilities meetings updates – discussed under website updates
  - o **Action Item** – letter to Hahn’s office – pursuing additional funding – status  
There have been ongoing conversations with Hahn’s office – possibility of 1-5 million in discretionary funding – no need to SRA to send letter at this time

### Old Business

- Letter of thanks for dinners/support  
Should be sent out Duhovic
- SRA Leadership Roster Update Sherman  
Block Captains will be taken off leadership roster as they currently are not being utilized

### New Business

Dauntless/Exultant intersection and red tagged homes – assured by city they are moving on this, it is not considered viable to add weight to land at this time. Needs to be agenda item on stakeholders meeting.

Regarding demolition of 4361 Exultant – there has been activity but this property is not part of the buyout

How to use land – common use/park that fits with changes of elevation without adding weight if there are to be pocket parks. Must begin conversation and consider for future agenda item

Cal Water did not remember pledge to replace infrastructure on west side of Seaview. Sherman found map they provided clearly showing replacement. Given to Public works for city to deal with – they are aware and also remember the pledge.

### SRA Board Meeting Schedule Review

- o ~~February 19~~, March 12, 2025 – LL Community Center – Multi Purpose Rm.
- o ~~April 9, 2025~~ – Continued to May 7<sup>th</sup> – abbreviated meeting Ladera Linda Community Center – Multi Purpose Rm. – should this meeting be couched or rescheduled, given proximity to March meeting
- o June 11, 2025 - Ladera Linda Community Center – Multi Purpose Rm.  
Annual member meeting and Community Fellowship

### Presidents' Wrap-Up/Adjourn

Meeting adjourned at 8:48 PM

Duhovic