

TERRA LINDA HOMEOWNER'S ASSOCIATION
ANNUAL MEETING MINUTES
Thursday, January 18, 2017~~8~~

1. Call to order, introductions, call for dues, and approval of previous meeting minutes

Introductions:

- President – Reuel Brady
- Treasurer – Marv Zwerin (absent)
- Secretary – Libby Wood
- Online Annual Report reflects current committees.

Dues are \$10 and can be paid online or directly via cash or check to Marv or Reuel.

Minutes of TLHOA 2017 annual meeting were approved.

2. Annual updates

Treasurer's report – Reuel Brady for Marv Zwerin
Account balance at year end 2017 was \$5,347.

Expenses in 2017 included:

- \$950 for annual solicitation
- \$385 for website maintenance
- \$134 for post office box rental

Park Enhancement Committee – Silvia Brady

Previous accomplishment was installation of playground in the "Water Park" area.

Current project is to landscape area across the street next to Mark Day School:

- School supplied designer who developed plan.
- City did not approve inclusion in master plan due to limited support.
- Silvia was presenting plan to Park Commission during 2017 TLHOA meeting.
- Private individuals could build, but cannot use power tools or supply water.
- City staff has turned over recently.
- Suggestion was made to contact Brendan Mitchell the park supervisor at the city (485-3356).

2040 General Plan Update – Libby Wood

Last plan approved in 2004 was major effort, this version is an update.

Timing is as follows:

- 2017 form steering committee, evaluate prior plans, develop work program
- 2018 collect and analyze data, engage community, develop policies
- 2019 draft plan, produce environmental impact report, present plan

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- 2020 adopt plan

Components include:

- Land use: residential, commercial, industrial, public, open space
- Circulation: pedestrian, bike, auto, truck, transit, parking, safety
- Housing
- Open space
- Conservation
- Safety
- Noise

CA requires a housing plan on an 8-year cycle; most recent was 2015.
Amendments to housing plan will be done throughout process.

Some members of TLHOA are involved as steering committee members.
Recommendation is to use engagement opportunities to express concerns.

3. Nominations and election of 2018 officers

Reuel and Libby agreed to continue in their current roles.

Marv was assumed to be willing to continue as Treasurer, since he has not indicated otherwise.

Gina Daly agreed to serve as Vice President.

With that change, the 2018 officers were approved.

Subsequence to the meeting, Marv confirmed he would serve again as Treasurer for 2018.

4. Presentation: City's Las Gallinas and Manuel T. Freitas Intersection Improvement Project – Hunter Young, Associate Civil Engineer

Construction began in May 2017 and original end date was December, 2017.

Intent was to make the intersection safer for trucks, cars, bicycles, and pedestrians:

- Wider turning radius for trucks and cars
- Extending bike path all along Freitas
- Elimination of dangerous pedestrian islands ("porkchops")
- New handicapped access ramps
- Longer left turn pocket on westbound Freitas
- More efficient timing of traffic lights
- Overall safety improvement

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Higher capacity for denser housing was not part of intent.

Issues encountered:

- Convincing AT&T to relocate hubs, a very complex project
- Sonoma/Napa fires requiring PG&E to redirect resources for six weeks

Currently waiting for a one-week period of dry, 50^o or warmer weather for resurfacing roadway.

Answers in response to questions:

- The city does not currently expect to levy fines against the contractor for delays.
- Temporary traffic light durations are necessarily long due to the lack of "walk" buttons.
- PG&E is currently exploring what would be required to move wires on Freitas underground.
- A new light has just been added over Las Gallinas to address driver left turn confusion.
- Temporary traffic lights cannot be synchronized with other traffic lights.
- Roadway repaving will extend at least 100 feet in each direction from intersection.
- Project does not include addressing dips in Freitas pavement ("alligators").
- San Rafael has no plans to build new barriers to prevent cars from driving into canal.
- The purpose of the drilling in the canal was for deep foundations.

A potential improvement area would be to provide more consistent, timely status updates.

5. Open time for items not on the agenda

Mark Gainer discussed disruptive behavior of Terra Linda Manor residents.

Reuel reported meeting with the property manager.

Issue appears to be related to "over-renting" units.

No immediate solution was identified, so a committee will investigate options.

Brad Hornsberger representing the Dixie School Board encouraged a "yes" vote on April 9 for a parcel tax increase for local schools.

Several members identified issues with neighbors with unsightly and/or dangerous front yards.

Four Points Hotel property project is pending a new proposal from the developer.

One issue is a covenant with residents of San Rafael Meadows condominiums.

Covenant specifies "apartments" not "condominiums"- it was signed in the 1960's.

Traffic patterns affecting the TLHOA area will be a point of discussion for any new plan.

Sears closure and new direction for the Northgate Mall are also areas of concern.

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A community development committee will address issues in both areas.

Several members identified specific fire hazards around the community.
Sonoma/Napa fires have heightened awareness of danger.

Fire prevention committee will identify options for addressing problem areas.

6. Appoint 2018 committees

Park Enhancement Committee:

- Silvia Brady
- Anne Zishka
- Alicia Levin

Community Development Committee:

- Pat Warnock
- Loren Powers
- Kate Powers
- Susan Coleman

Fire Prevention Committee:

- Gina Daly
- Vicki Reisinger
- Larry Hoki
- Mary Sackett

Parking Safety Committee

- Mark Gainer