

Village President's Meeting  
Extracts from PowerPoint Slide Show

Agenda

1. Welcome and introduction of SBCA Board
2. Fire Levy info
3. Village President's introductions
  - a. Short comments on happenings in your villages
4. SBCA/PLA Capital Contribution Agreement
5. Five minute break
6. Update by SBCA Board of our Board's Goals
7. New SBCA Website
8. Feedback from the village presidents on how we (SBCA Board) are doing

1. SBCA Board

Tom Stone\*, President

Suzanne Graber\*, Vice President

Chris Whitehurst, Treasurer

Edward Knodle, Secretary

John Cragoe, Member at large

Roy Kraft\*, Member at large

Connie Wilkinson\*, Member at large

**\* Board Member's term of office expires July 2007**

4.SBCA/ PLA Capital Contributions

- Started April 2006 with Powers/Rozzell Settlement agreement with PLA that Powers/Rozzell agree not to file appeals on OLY-II court decision in return for PLA agreeing to make a capital contribution to SBCA in an amount to be determined.
- SBCA/PLA negotiations started in June. Lots of lawyer (SBCA/PLA) inputs for client protection. Two negotiations restarts. Jan 2007 final agreement. Board has approved final signature
- In return for a PLA Capital Contribution, SBCA BOD will present to its membership a motion to allow PLA to annex new homes to be constructed in South Bay up to a cap of 800 total homes in SBCA. This will be voted upon at July 2007 annual meeting.
- In return, PLA will pay to SBCA a capital contribution of \$2,000 for each new lot or unit including all of Olympic Terrace –II. If Trendwest is approved, the capital contribution will increase \$500 for each new lot or unit that is sold after the closing of the sale to Trendwest.
- If in the future, the SBCA membership adopts any special assessment for expanding, remodeling, renovating or upgrading the Bay Club, then this special assessment amount will be added to the contribution amount.
- The Capital Contribution amounts will be adjusted once every five years for any increase in the Consumer Price Index.

- If the membership votes against this annexation, the agreement becomes null and void.
- The agreement will be filed with the county along with the annexation of Olympic Terrace II (OLY-II) into SBCA.
- It's a done deal and now up to the membership to approve or reject.
- There are significant Positives to the deal but there are some negatives. See the handout.
- Help us educate the membership so that they will approve the agreement.

## 6. Update by SBCA Board of our Board's Goals

#1 Evaluate the needs of the members for programs and facilities and establish priorities for meeting those needs.

# 2. Determine what actions, if any, should be taken to renovate portions of the Bay Club using currently available funds.

### Finance & Long Range Planning

- Long-range maintenance of the current Bay Club – adequacy of reserves
- Long-range forecast of membership and financial expectations
- Prioritize needs for renovation and remodeling
- Identify and codify financial practices and policies

### Long-Range Maintenance

- Verify all major items covered
- Estimate useful life and probability of failure/cost of repair or replacement
- Forecast expected “failure costs” by year and set 70% margin
- Establish reserve funding plan to meet 70% margin

### Long-Range Forecasts

- At 18 to 20 new homes/year – 15 years
- Takes resident membership to 800
- Raising dues for inflation needed – 2% per year from 2009 = \$930 in 2021
- Funds both maintenance needs and builds renovation fund of \$1.2 million
- Possible Capital Contribution could add up to \$700 thousand more

### Prioritize Needs

- Primary focus is facility related
- Looking for both needs and alternatives to meet those needs – parking example
- Objective is to “take one bite at time” and avoid need for special assessments
- Next meeting of Committee (2/20/07) will begin this process

#3. Continue communications with the villages. Seek inputs on Board actions.

- Gather feedback from this meeting
- Schedule next Village President's Meeting in May
- Provide Board member to attend and/or talk at your annual meeting (if invited)

#4. Conduct a review of current practices and policies of the SBCA/Bay Club and implement changes as necessary.

Charter for Policy & Procedures Committee

#### PURPOSE

The purpose of the Policy and Procedures Committee is to assist the Board of Directors in ensuring that the Bay Club policies and procedures are consistent and meet member's needs and expectations

#### RESPONSIBILITIES

1. Research and catalogue all written Bay Club policies and procedures. Draft and pass through the staff and Board for consensus the establishment of any new written policy and procedure.
2. Evaluate and make recommendations to the Board of Directors for establishment of a Bay Club Operations Advisory Committee. This Committee would be a standing committee consisting of Board and Bay Club members that will assist the Bay Club Manager in various matters that are identified in an approved Charter.
3. Recommend policy and procedures regarding access and use of Bay Club facilities by members and non members.

#### COMMITTEE MEMBERS

- The Committee consists of Ed Knodle, Connie Wilkinson, Tom Stone, Bill Schoenemann Val Pilmer and Mike Morgan.

#### MEETINGS

- The Committee has been meeting twice a month. Meetings are open to members of SBCA and written minutes are recorded and maintained. Executive sessions will be held if personnel matters are the subject of the meeting.

#5. Amend SBCA's CC&Rs to provide for attorney's fees and costs by the losing party whenever SBCA is involved in litigation.

Attorney's fees

From June 2005 through June 2006:

Miscellaneous	\$4,193.36
Soper Trust	\$4,284.00
ARC issues	\$1,526.00
OT II / PLA	\$6,020.00
Tennis	\$ 630.00
Reformation	<u>\$1,261.42</u>
	\$15,893.36 Plus:

Total monies spent for legal so far this fiscal year \$4,021.76 (through Nov)

Possible wording:

In the event any legal proceeding is commenced in which the South Bay Community Association is or becomes a party, the substantially non-prevailing party shall pay the costs, expenses, and attorneys' fees of the substantially prevailing party, including costs, expenses and fees on appeal.

How to execute this?

Feedback from the village presidents on how we (SBCA Board) are doing  
How are we doing?

What else should we be doing?

Who are possible new 2007-2009 Board Members?