

CARRIAGE HILLS RESIDENTS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
NOVEMBER 15, 2011  
May Valley Community Center  
Richmond, CA.

Board Members Present:	President David Hollingshead, Vice President/Secretary John Schofield Treasurer Sharon Collins and Director Marvin Yudenfreund and Director Shams Naqvi
Board Members Absent:	None
Homeowners in Attendance:	None
Management Present:	None

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**I. CALL TO ORDER:**

President Dave Hollingshead called the Carriage Hills Residents' Association Executive Session Hearing to order at 7:00 p.m. at the May Valley Community Center at 3530 Morningside Drive in Richmond, CA.

**II. HOMEOWNERS CONCERNS:**

None present

**III. APPROVAL OF THE MINUTES:**

A motion is made, duly seconded, (Schofield/Hollingshead) to approve the minutes of October 18, 2011, regular session. The motion passed with Shams Naqvi voting no on the motion. Note: The October 18, 2011 minutes were amended to reflect a change in Director's Naqvi's vote on a Motion to invite Steve Weil, Berding & Weil, LLP to the November 15, 2011 Board Meeting.

**IV. COMMITTEE REPORTS:**

President Hollingshead requested that due to the number items to be discussed during the regular Board meeting that either the Committee Reports be brief or that a hard copy of the Committee Report be provided to Secretary Schofield who will incorporate the reports into the minutes.

**Landscape Committee**

President Hollingshead provided the following report to the Board:

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As a follow-on to the October 18, 2011 Board Meeting President Hollingshead met with Jared Dillon, D&H Landscaping (D&H) on October 19, 2011 and handed over a spare key to the backflow valve cover lock which had been replaced after noting it was partially sawed. Messrs. Hollingshead and Dillon walked the west frontage road. D&H was requested to prune the leggy Oleanders on the east section sometime this winter. President Hollingshead requested a bid to trim for the east Castro Ranch Road section of the Raywood Ashes. President Hollingshead has provided the Board with the D&H bid and has requested at least one other bid from a competitor. Messrs. Hollingshead and Dillon also walked the Common Area of the upper mailboxes and noted that these ashes also needed pruning. President Hollingshead requested a bid from D&H to perform the trimming of the Common Area Raywood Ashes sometime in early spring 2012. Recently President Hollingshead requested a bid from D&H to remove an overgrown Oleander at the Carriage Drive West entrance which blocks driver's westward view of eastbound traffic.

**Competitive Bids (at least 2) in Process for Raywood Ashes on East Castro Ranch Rd/Upper Mailbox:**

**D&H- Submitted-\$3,100**

**Valley Crest Landscape Maintenance-** ACI referral- Request for bid using D&H scope language-**Pending - possible competitor bid for total landscape contract.**

**Enviroviews-**Call into Richmond based office requesting meeting with firm which has contract with HOAs on Castro Ranch Road- Will request bid for Ashes pruning-**possible competitor bid for total landscape contract.**

**Competitive Bids for Parcel B Ditch Cleaning:**

**D&H-**\$550 bid submitted

**Valley Crest- Pending.** Phone conversation said estimator measured 4,000 linear feet for Parcel B bid, with verbal estimate from Michael Dahlquist, Branch Manager at \$3,600. Estimated 8,000 linear feet for Parcel A \$8,000. Follow on conversation scheduled to understand how linear feet was derived.

**Pacific Maintenance-** Julio Hernandez-ACI referral-I met with Hernandez last week and asked for Parcel B bid and Parcel A bid, called and emailed to follow up-Received bid for \$860.

**Enviroviews:** President Hollingshead met with, Armando Vega, CEO of Enviroviews on November 14 and asked for tree pruning bids and will ask for ditch bids at meeting for comparative purposes.

**Emergency Parcel A Ditch Cleaning:**

President Hollingshead authorized D&H to proceed with this project after reaching out to the Board last week noting pending storms, which thankfully hit south of us. This project was not completed and will coordinate with Jared to get the job completed as soon as possible. Jared confirmed on Monday, 11/14 that he would supervise completion of Parcel A v-ditch cleaning on 11/15.

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A motion is made, duly seconded (Yudenfreund/Collins), and it is, therefore, unanimously resolved to approve D&H bid of \$550 to clean-out Parcel B v-ditch.

As part of soliciting bids for cleaning of the v-ditches, D&H and President Hollingshead observed significant damage (e.g., cracks, settlement) to the Parcel A and B v-ditches. Emergency repairs to the v-ditches are recommended.

A motion is made, duly seconded (Yudenfreund/Collins), and it is therefore, unanimously resolved to approved up to \$750 for v-ditch repairs.

**Architectural Committee**

Director Schofield reported no new applications have been submitted.

**Neighborhood Council**

Director Yudenfreund's report to the Board is attached.

**Richmond City Council Liaison**

Director Naqvi's report to the Board follows:

**BENEFICIAL PROGRAMS**

*Richmond Residents Retraining Programs*

The City Employment and Training Department is to spend \$72,500 in engaging training companies to provide workforce development in the energy efficiency sector. The department is also spending another \$50,000 in grant money on after-school tutoring services for the most "at-risk" students. Carriage Hills residents may use this program if they can demonstrate their kids' at-risk or in-risk status.

*Richmond Cultural Programs*

The City Library & Cultural Services is to spend \$120,000 towards ongoing arts programs in the City. This department is also funding another \$120,000 towards arts for individuals with disabilities.

*Richmond Development Programs*

The City is involved in laying a port-security fiber network for use by security cameras and other security equipment. The City is to engage in a more "competitive" bidding in the procurement process for vendors to provide post-collection solid waste processing. The City has contracted a third party environmental engineering company ENVIRON to review Chevron Revised Renewal Project, with \$1.75 million cost being funded by Chevron itself. Notice also that the City has hired Holland & Knight LLP, a "law firm" to provide legal representation for the same EIR work.

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*Richmond Greening Programs*

The City approved nearly \$1.5 million on the “greening” projects, including Ohlone Greenway - Baxter Creek Renovation Project and Mathieu Court Alley Greening. In addition, the City plans to hire Vallier Design Associates, Inc. at a cost of \$200,000 to prepare a Citywide Urban Greening Master Plan.

*Richmond Procurement Programs*

The City approved nearly \$147,000 to procure two replacement police vehicles, one maintenance truck, one box van, and some electric gear for its wastewater treatment plant. Notice that the litigation cost noted separately in this document is nearly \$3.8 million.

LITIGATION.

*Point Molate*

The City Council continues to face increasing litigation. Its’ newest litigation involves City of Richmond vs. Upstream Pointe Molate LLC, which surrounds the now demised Pointe Molate plan for a casino. In August 2011, the City of Richmond announced the termination of the casino program in the face of opposition from all parties with stake therein, including the state of California. Full information is available at <http://ca-richmond.civicplus.com/archives/122/110831%20-%20Molate%20Monthly%20Status%20Report%20-%20August%202011.pdf>.

Subsequently, the City requested Upstream Pointe Molate LLC to come up with Alternative Land Use proposals, which Upstream took rather strongly. More information is available on this subject is directly available in an e-mail letter from Upstream to City Manager Bill Lindsay and Asst. City Attorney Bruce Goodmiller, available at <http://www.pointrichmond.com/pointsanpablo/pdfs/Upstream072911Letter.pdf>.

Upstream has proposed development of a 340 home project Pointe Molate parcel A, nearly the size of Carriage Hills North. For Pointe Molate parcel B, Upstream is proposing to set up a “Renewable Energy Business Park”, attracting solar and other renewable energy businesses to set up shop. While the City is tight-lipped on this “pending litigation” it appears that the City is intending to retrieve the land from Upstream, whereas the latter is trying to hold on to this land for which it had paid only \$15 million to set up Pointe Molate, and at the same time, Upstream is offering to pay additional monies if the market value of the land has gone up. One of the issues is that the US Navy which had maintained a fuel depot at this site has earmarked nearly \$28.5 million for site remediation alone.

The parties are currently re-negotiating the price and terms of payments.

*Litigation Costs*

The City of Richmond’s current litigation billing as of date has risen to \$3.8 million.

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**SISTER CITY VISITS**

Upon an initiative by Councilman Corky Boozé, the City Council is sending Council members Nathan Bates and Boozé, and City Manager Bill Lindsay and Port Director Jim Matzorkis, to Shimada, Japan as part of a delegation of public officials to “commemorate the 50th anniversary of the Richmond-Shimada sister city relationship, and to sister city Zhoushan, China for scheduled meetings to discuss preliminary findings of a joint marketing study being undertaken by the ports of Richmond and Zhoushan.”

**V. TREASURER’S REPORT**

Treasurer Collins recommended approval of the October 2011 minutes be tabled until the next Board Meeting. The October 31, 2011 Balance Sheet is incorrect and income state reflects a new expense category not previously budgeted.

**VI. UNFINISHED & NEW BUSINESS**

Reserve Study - Director Schofield reported that additional information requested from the two finalist had not been provided to ACI by the time of the meeting. ACI had informed Director Schofield that many HOAs have reserve studies due by December 1, 2011 and that the Board would not likely receive responses until after December 1, 2011.

Cost and Efficiencies - Due to time, Cost and Efficiencies agenda item was tabled to the January 17, 2012 Board Meeting.

Proposed rule updates will be discussed at Special Meeting to be held at Director’s Schofield home on December 13, 2011, 6:30 p.m.

**VII. NEXT MEETING DATE**

The next meeting scheduled is January 17, 2012 at 7:00 p.m. at the May Valley Community Center at 3530 Morningside Drive in Richmond, CA.

**VIII. ADJOURNMENT**

With business concluded, President Dave Hollingshead adjourned the Carriage Hills Residents’ Association Board of Directors meeting at 9:00 p.m.

Respectfully submitted,

John Schofield, Secretary for  
Carriage Hills Resident’s Association