

# GREEN CIRCLE SERVICE CORPORATION

*... serving the Taormina community ...*

1129 MARICOPA HIGHWAY - PMB # 107  
OJAI, CALIFORNIA 93023

## **REGULAR MEETING OF THE GREEN CIRCLE SERVICE CORPORATION BOARD OF DIRECTORS**

### **MINUTES – OCTOBER 22, 2015**

#### CALL TO ORDER

This regular meeting of the Green Circle Service Corporation (GCSC) Board of Directors was held on Thursday October 22, 2015 at 111 Taormina Lane, Ojai, California. The meeting was called to order by Jon at 4:08 PM.

The following Board members were present:

Trina Grantham  
Jon Lambert,  
William Painter,  
Leslie Schreiber,  
John Sherfey, and  
Kristin Storey.

Board member Robin Gerber was absent.

Community members Linda Lambert, Carol Smith, & Helene Vachet were also present.

#### MEETING NOTICE

Notice of the this Board meeting was posted by Jon Lambert on October 15, 2015 on the community bulletin board between 98 and 100 Taormina Lane.

#### 1. APPROVAL OF MINUTES

John moved and Leslie seconded the motion to approve the attached minutes of the Board meeting held June 4, 2015. The motion was carried by unanimous voice vote.

#### 2. REPORTS & DISCUSSIONS

##### Finance

Bill reported that our claim against the Perkins Estate was not awarded by the Small Claims Court because the defendant, the Estate's personal representative, successfully argued that before November 13, 2014, it was the Perkins Trust that owned the property. In addition, there is a four month limitation for filing claims in Probate Court cases. For these reasons, the Board consensus was that efficient collection of the amount due is highly unlikely. Leslie moved that GCSC expense the Probate Pending asset amount of \$639.95. Kristin seconded the motion. The motion was carried by unanimous voice vote.

Sharing of Road Maintenance expenses by the property owner(s) served by Arundale Road, but not subject to the 1977 Taormina Theosophical Community subdivision CC&R Declarations, was discussed. Bill reported that based on the current GCSC budget and the fiscal year ended September 30, 2015, Road Maintenance expenses (that

is, Assessments less Refuse Collection and Removal expenses) are close to \$50 per quarter per dwelling unit (at 76 dwelling units). The Board consensus was that GCSC should ask the property owner(s) served by Arundale Road, but not subject to the 1977 Taormina Theosophical Community subdivision CC&R Declarations, to contribute \$150 per quarter (3 known dwelling units @ \$50 per dwelling unit) to Road Maintenance expenses beginning January 1, 2016. Kristin moved that Bill write a letter to the affected property owner(s) explaining GCSC's position on this, and begin billing \$150 per quarter on January 1, 2016. Trina seconded the motion. The motion was carried by unanimous voice vote.

#### Election of Board Members

Linda reported that nomination forms were mailed October 21, and the deadline for submitting nominations is October 31.

#### Refuse Collection and Removal

The ongoing and general disappointment over the misuse of the refuse collection area was discussed. It was generally acknowledged that the discarding of prohibited materials, the dumping of items outside the collection dumpsters, and the accumulation of debris on the floor of the collection area is disappointing and discouraging to the Board and many community members. Several possible actions to control misuse were discussed: hire help to maintain the refuse collection area, secure the collection area and supervise refuse collection, and/or install video monitoring. The consensus was that the most efficient action at this time is continued monitoring and feedback by involved community members.

#### Street Lights

The relatively low level of street light operation and maintenance by parcel owners was discussed. The consensus was reached that the most effective feasible action at this time is to communicate to property residents and owners the valuable contributions that operation and maintenance of the street lights can make to our community; this possibly accomplished with an insert in the billing statements.

#### Road Maintenance

The condition of our roads, and possible road maintenance action was discussed. Jon presented two proposals for maintenance work from Western Oil Spreading Services Incorporated (WOSS).

The first proposal, 26640 dated October 16, 2015, was to 1) repair approximately 60 SF of sunken and low spots on Arundale Road, and 2) clean and seal 3/8" to 1/2" cracks and apply type 2 road slurry surface treatment to Taormina Lane (excluding Arundale Road) for \$49,405 (for parts 1 & 2).

The other proposal, 26662 dated October 19, 2015, was to 1) repair approximately 60 SF of sunken and low spots on Arundale Road for \$1,942, and 2) clean and seal 3/8" to 1/2" cracks and apply asphalt sealer surface treatment to Taormina Lane (excluding Arundale Road) for \$22,658 (\$24,600 for parts 1 & 2).

The Board discussed the condition of the roads and the long term cost-effectiveness of contracting for road maintenance (i.e., fog seal, slurry coat, and/or crack sealing) in the near future. The full range of opinions was expressed by various Board members, from

the opinion that a surface treatment and/or crack sealing is needed before winter rains to prevent pavement failure, to the opinion that the road surfaces are currently in adequate condition to withstand winter rains without significant pavement failure.

The Board did reach consensus on three issues: 1) consider an alternative road maintenance action of crack sealing only, and continue road maintenance deliberations at the next meeting, 2) the hole(s) on Arundale Road should be repaired without delay, 3) the roadway gutters and drain inlets should be cleared of debris so that storm water runoff can freely drain.

Kristin moved that the Board request a proposal for sealing cracks on all GCSC roads. John seconded the motion. The motion was carried by unanimous voice vote. Jon will request the proposal.

5. ADJOURNMENT

The meeting was adjourned by Jon at approximately 5:55 PM

Prepared By: \_\_\_\_\_  
William Painter, Secretary                      Date

# GREEN CIRCLE SERVICE CORPORATION

*... serving the Taormina community ...*

1129 MARICOPA HIGHWAY - PMB # 107  
OJAI, CALIFORNIA 93023

## **REGULAR MEETING OF THE GREEN CIRCLE SERVICE CORPORATION BOARD OF DIRECTORS**

### **MINUTES – JUNE 4, 2015**

#### CALL TO ORDER

This regular meeting of the Green Circle Service Corporation (GCSC) Board of Directors was held on Thursday June 4, 2015 at 51 Taormina Lane, Ojai, California. The meeting was called to order by Jon Lambert at 4:05 PM

The following Board members were present:

Robin Gerber,  
Trina Grantham  
Jon Lambert,  
William Painter,  
Leslie Schreiber,  
John Sherfey, and  
Kristin Storey.

Community members Linda Lambert, Elaine Needham, Helene Vachet, Eve Venturi, and Liam Walt were also present.

#### MEETING NOTICE

Notice of the this Board meeting was posted by Jon Lambert on May 28, 2015 on the community bulletin board between 98 and 100 Taormina Lane.

#### 1. APPROVAL OF MINUTES

Robin moved and Leslie seconded the motion to approve the attached minutes of the Board meeting held January 12, 2015. The motion was carried by unanimous voice vote.

#### 2. VARIOUS REPORTS & DISCUSSIONS

Jon reported that AT&T notified him that they will be working on their service lines and may have to trench in or off the side of the roads.

Trina reported that misuse of the refuse collection area continues at more-or-less the historical level. The consensus was that no additional action beyond the existing signage & informal vigilance is warranted at this time.

There was discussion on the curbside street lighting, noting that the out-of-service level continues to be disappointing. The consensus was that no additional action beyond the ongoing informal offering of assistance to repair out-of-service lighting.

#### 3. RESOLUTION NO. 2015-001

Robin moved and Bill seconded the motion that the Board adopt Resolution No. 2015-001, a Resolution of Green Circle Service Corporation to Establish and Enforce Parking Controls.

There was some discussion concerning the details of the Resolution and whether the Board should take additional action to notify residents and property owners should the Resolution be adopted.

It was pointed out that the Resolution establishes a new parking control: cars parked on GCSC roadways, including the parking 'bays,' must display current registration. This is in addition to those parking controls already established by the CC&R's and prior Board actions: no parking longer than 72 hours, and no parking along red-painted curbs and Arundale Road.

It was also pointed out that the Resolution submitted does not authorize parking controls enforcement action, but rather establishes a process for enforcement by vehicle removal should the Board at a later time authorize parking controls enforcement action.

Finally, it was pointed out that the Resolution submitted would authorize any Board member to implement the parking controls enforcement process upon future Board authorization to do so.

A vote was taken: 7 (Gerber, Grantham, Lambert, Painter, Schreiber, Sherfey, and Storey) voted in favor of adoption, and 0 against. The Resolution was adopted.

Kristin moved that the Board notify residents and property owners of adoption of the Resolution by delivery of a notice. Robin seconded the motion.

There was discussion on the need for, and the content of, a notice. It was considered that Board meetings and actions are public information, that the Resolution adopted does not authorize enforcement action, and that if in the future the Board authorizes enforcement action, the enforcement process defined in the Resolution requires that affected individual(s) be notified.

A vote was then taken: 6 (Grantham, Lambert, Painter, Schreiber, Sherfey, and Storey) voted against delivery of a notice, and 1 (Gerber) abstained. The motion did not carry.

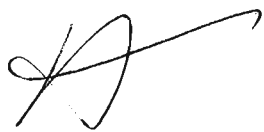
4. ROAD MAINTENANCE

There was discussion on the condition of the roadways. The consensus was that the Board should hire a maintenance person to remove the worst of the debris and sediment accumulation in the road gutters, and to control vegetation growth on the roads with physical removal and the use of Weed-Aside™, an herbicidal soap, according to label instructions. The Board voted unanimously to authorize an expense of up to \$300 for this purpose. Jon will oversee the work.

5. ADJOURNMENT

Jon Lambert moved and John Sherfey seconded the motion to adjourn the meeting. The meeting was adjourned by Jon at approximately 5:30 PM

Prepared By:



William Painter, Secretary

June 9, 2015

Date

# GREEN CIRCLE SERVICE CORPORATION

*... serving the Taormina community ...*

1129 MARICOPA HIGHWAY - PMB # 107  
OJAI, CALIFORNIA 93023

## RESOLUTION NO. 2015-001

### A Resolution of Green Circle Service Corporation to Establish & Enforce Parking Controls

---

#### WHEREAS:

- Taormina Lane and Arundale Road, including the contiguous parking bays, are owned and maintained by Green Circle Service Corporation (GCSC), and are referred to herein as “GCSC roads.” GCSC roads are designed and maintained to provide vehicular access to all parcels served, short term parking for all residents and visitors, and storm water drainage.
- The observed use of GCSC roads for storage of personal property, including vehicles (includes trailers), presents a community-wide common problem in the following ways:
  - a) increased road safety risks due to decreased visibility of road hazards such as pedestrians, animals, vehicles, and any other roadway hazards,
  - b) decreased availability of parking for all other residents and visitors,
  - c) blight, degradation of the common visual environment we all share,
  - d) increased risk of hazardous material spills due to potential fluid leakage from derelict vehicles, and
  - e) limited access for street cleaning, contamination of storm water runoff, and impaired storm water drainage.
- Authority of GCSC to establish and enforce traffic and parking controls is based on the following:
  - a) Quitclaim Deed and Agreement, document 20060821001765580, recorded August 21, 2006, dedicating the roads to GCSC,
  - b) Covenants, Conditions and Restrictions (CC&R’s) in the instrument recorded November 9, 1977, in book 4988, page 792, official records of Ventura County,
  - c) 2015 California Vehicle Code (CVC) Division 11, Chapter 10 (Removal of Parked and Abandoned Vehicles), Article 1 (Authority to Remove Vehicles), §22658 - Removal from Private Property,
  - d) Ojai Municipal Code §3-2.1114 (Parking on privately-owned property without permission.),
- Parking controls are currently established by: 1) Covenants, Conditions and Restrictions (CC&R’s) in the instrument recorded November 9, 1977, in book 4988, page 792, official records of Ventura County, and 2) GCSC Board action taken March 22, 2007.

# GREEN CIRCLE SERVICE CORPORATION

*... serving the Taormina community ...*

1129 MARICOPA HIGHWAY - PMB # 107  
OJAI, CALIFORNIA 93023

## RESOLUTION No. 2015-001

A Resolution of Green Circle Service Corporation to Establish & Enforce Parking Controls

### THEREFORE:

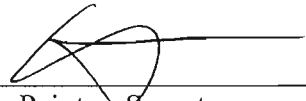
- The Board resolves to establish the following additional parking controls:
  - Parking of vehicles with expired registration is prohibited, and
  - Parking of unregistered vehicles is prohibited.
- The Board resolves to install a 24 inch by 24 inch sign at the entrance to Taormina Lane at La Paz Road, and at the entrance to Arundale Road at Hermosa Road, and authorizes for this purpose an expense not to exceed \$250. The layout of the sign authorized is attached to this Resolution. Upon installation of signs, the GCSC Secretary shall notify in writing the Ojai Police Department of the sign installation.
- The Board resolves to adopt a process for enforcement of parking controls as follows: vehicles in violation of parking controls are subject to issuance of a Notice of Parking Violation, and if remaining in violation at least 96 hours after notification are subject to removal by GCSC. The process, which includes recordkeeping requirements, is defined in the following forms attached to this Resolution:
  - GCSC Parking Controls Enforcement Form,
  - GCSC Notice of Parking Violation, and
  - GCSC Notice of Vehicle Removal.
- The Board resolves to authorize any Board member to implement the above defined process only when vehicle-specific initiation of parking controls enforcement action is taken by the GCSC Board.

I, William Painter, Secretary of Green Circle Service Corporation, do hereby certify that the above resolution was duly passed and adopted by the Board of Directors of Green Circle Service Corporation

(at a meeting thereof, held on JUNE 4, 2015 .)

(by ~~Action Without a Meeting in accordance with GCSC Bylaws.~~)

Dated: JUNE 4, 2015

  
William Painter, Secretary  
Green Circle Service Corporation

# PRIVATE ROAD

FOR RESIDENTS & GUESTS ONLY

PUBLIC PARKING PROHIBITED

VEHICLES PARKED IN VIOLATION OF  
GREEN CIRCLE SERVICE CORP. PARKING  
REGULATIONS MAY BE TOWED AT  
OWNER'S EXPENSE

FOR TOWED VEHICLES CALL:

ADAMSON'S TOWING: 805 646 1945

OJAI POLICE DEPT: 805 646 1414

CVC 22658









# NOTICE OF PARKING VIOLATION

Date: \_\_\_\_\_

Make: \_\_\_\_\_

Model: \_\_\_\_\_

License Plate: \_\_\_\_\_

Issuing State: \_\_\_\_\_

VIN: \_\_\_\_\_

Location: \_\_\_\_\_

Violation: \_\_\_\_\_

**IF THE VIOLATION IS NOT  
CORRECTED WITHIN 96 HOURS (4  
DAYS), THE VEHICLE WILL BE TOWED  
TO:**

Adamson's Automotive Repair & Towing  
214 Bryant Street  
Ojai, California 93023  
Telephone 805 646 1945

This Notice of Parking Violation was issued by the  
owner of Taormina Lane and Arundale Road:

Green Circle Service Corporation (GCSC)  
PMB 107  
1129 Maricopa Hwy  
Ojai, California 93023-3126,

If you have any questions or comments, you may  
contact the Ojai Police Department at 805 646 1414, or  
the GCSC Board President at:

GREEN CIRCLE SERVICE CORPORATION  
NOTICE OF VEHICLE REMOVAL

---

Date: \_\_\_\_\_

To Last Registered Owner:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

The vehicle identified below was removed from Green Circle Service Corporation (GCSC) private roads due to violation of GCSC parking controls.

Parking Violation: \_\_\_\_\_

Make: \_\_\_\_\_

Model: \_\_\_\_\_

License Plate: \_\_\_\_\_

Issuing State: \_\_\_\_\_

The vehicle was removed to:

Adamson's Automotive Repair & Towing  
214 Bryant Street  
Ojai, California 93023  
Telephone 805 646 1945

The Ojai Police Department has been notified of the removal.

The removal was authorized by the owner of Taormina Lane and Arundale Road:

Green Circle Service Corporation  
PMB 107  
1129 Maricopa Highway  
Ojai, California 93023