

Minutes
Green Circle Service Corporation
Second Board Meeting
Feb 8, 2007

Present: Laura Crowley-President
Rose Augustine-Treasurer
Trina Grantham-Secretary
Mark Lee
Joan Landfield

Also present: 18 residents

Laura brought the meeting to order shortly after 6:30 PM.

1. Chester Jagiello and Hein Van Beusekom have resigned from the board, one for reasons of health and the other for reasons of extended periods of time out of town. Laura explained that the board may appoint new members for a period of 90 days and then must hold an election. The board at this time is soliciting volunteers to serve on the board.
2. GCSC is attempting to communicate with the community as much as possible by email including quarterly billing, as this saves paper, stamps, and office work. So we are encouraging everyone who has a computer to share their email address. It will only be used for GCSC purposes, promise. Send your email address to trina@ojai.net.
3. The minutes of the last meeting were approved unanimously.
4. Rose presented the treasurer's report showing a balance of \$85,973.00. Once we know what we might do/spend on the road, we will invest some of the funds to provide for future road maintenance. She advised that we need a CPA for tax

purposes at least for this year. See budget discussion below for further explanation. Collection of fees is going well.

5. Laura presented the draft budget for 2007. Most line items reflect actual current income and expense. Other items, such as bad debt and interest income, are rough estimates; more precise figures will be known with experience and when decisions about road maintenance are made. It was noted that increased use of email distribution will cut postage and office supplies expense, which is already very minimal. No amount was budgeted for road sweeping, as the CCRs say homeowners are responsible for sweeping and maintaining road in front of their properties; however, if this is not done then the GCSC made need to contract for street sweeping services, which would increase cost. A budget allocation of \$2000 was included for permanent street safety signs and speed bumps, which is not anticipated to be an annual cost. Also budgeted were under Services were \$1500 for legal and professional fees (it is unclear whether we really qualify for tax exempt status, so we need CPA services to determine this for us and to help set up our accounting structure so the road fund and fees will not be taxed, ie. to protect them.) She stressed that we need to follow the letter of the law when it comes to taxes and business transactions. A community member questioned whether a not-for-profit organization is required to have a business license; this will be researched to determine our need to pay the \$100 license fee. The projected net revenue over expense for 2007 as budgeted is \$1,335. The Board voted unanimously to approve the budget as presented.
6. Ralph Edwards presented the Road Committee Report. We have received two written bids, one via the committee and one obtained by Joan Landfield. It was stressed that anyone doing road work must be licensed and have full liability

insurance as this protects all of us. The bottom line is that there is not enough money available for a major road repair at this time. A lengthy discussion ensued, as there appeared to be contradictory views from the contractors and the city on the current condition of the road, whether it needed work at all at this time, whether doing something now would delay a big job and be worth the money, or if we should harbor our funds for a future major road resurfacing. There were also concerns about what the best surface would be. The discussion also included the condition of Arundale Road, and that a portion of it would need to have serious repair, signage, mirrors on blind driveways, and speed bumps if we were to decide to open the gate. Concerns were also raised about raising the level of the road surface by adding another layer contributing to possible flooding of houses on the upper level of Taormina Lane. Now that we have repair estimates, the board will go back to the Rosen's and inquire how much they would be willing to contribute to the repair of Arundale Road. A community member questioned whether Arundale Road should be ceded to the Rosen's, as such action would remove the GCSC's obligation to repair and maintain the road, thus saving a significant amount of money which could be put towards the cost of maintaining Taormina Lane. It was noted that if the ownership of Arundale Road were transferred, the existing easements would need to remain in place.

The board was asked to inquire with the City of Ojai about an additional drain for the lower level of Taormina Lane, get more information about drainage for upper portion of the lane (Could Krotona help us with that problem?), twice yearly street sweeping to remove gutter debris that contributes to the deterioration of the road surface, think about more mitigating activities to prolong the health of the road such as spring and fall cleanup days, hiring Fidel to help on occasion, get more

information about different kinds of speed bumps, and calling in police to control speeding. This last was a big topic, and there were numerous suggestions for traffic control and calming, including adding a roundabout or center island near the entrance to Taormina Lane. The board will study these and get back to the community with more concrete ideas, costs, and rationale, including asking the City for their input. Speed bumps (possibly movable ones to experiment for the best placement and size) would have to slow traffic but not damage cars. Going slow over a speed bump (which is the point) should not damage any car.

7. Arundale Gate was also a major topic as it ties in with road repair, funds, and easement rights. We may need to get an attorney to sort out the easement issue if we cannot resolve the gate opening/closing with a community consensus or vote. It was noted that various law enforcement authorities did not think that opening the gate would make us any more vulnerable to crime than we are currently, but circumstances change and they cannot promise this. It was suggested that we coordinate a fire exit plan with Krotona, because they also have a gate onto Arundale Road.

It was finally agreed that the board would write a letter to the community outlining the issues concerning the gate, including cost of repair of the upper portion which is very undermined by critters and water, asking for comments and preferences as to the disposition of the gate based on the information. This would give the board a sense of the community's wishes. It was noted that the board is elected to act in a way that is for the best for community safety, financial stability, general well being. It does due diligence, and it is liable, so it must work carefully.

It was also noted that the discussions in community meetings bring out additional ideas and lead to consensus. But there was also concern that the board was having meetings other than those in front of the community. Laura explained that the board does indeed meet to plan agendas for community meetings, iron out budgets to present at community meetings, and to work with committees that are doing a lot of the homework that gets presented to the community at large. These organizational meetings save community time as well as board member time. There are no hidden agendas and no intent for secrecy, and it was noted that the GCSC's records are open in accordance with its By-Laws. The board is a volunteer group all of whom have day jobs, some of which requires travel. The frequency of meetings, public and planning revolves around the schedules of the board members so as to have as many present as possible. Holidays also play a role in the scheduling of meetings. The board feels that each item it brings before the community for discussion should be researched in advance with backup materials available, as this makes for a better discussion since there is a concrete starting point. It is determined to be efficient, effective, and businesslike.

8. Committee reports were abbreviated as it was getting late, and the road was already well discussed. There was no trash report. The Rules and Procedures Committee has been working on way to clarify and make known and clear to everyone the CCRs that GCSC received as part of the agreement and how they will be enforced. This document will be sent out with the agenda for the next meeting for everyone to read and comment upon. It is hoped that this will be a document that everyone will be able to buy into and view as a way to have good cooperation, fair procedures and rules.

9. A request was made that the board address the issue of old cars not being used on the road and in the parking bays suggesting that we do not wish our lane to look like a used car lot or vehicle storage area. It was explained that GCSC can regulate the use of the road and parking, but has no jurisdiction over RVs, old cars etc parked on private property. City Code and the CCRs remaining with TTCI would cover those, and it would be up to the TTCI to enforce them if they so choose.

The meeting was adjourned at 9:45.

Respectfully submitted, Trina Grantham, Secretary.

Laura Crowley, President Feb 9, 2007