

Woodlands Association Minutes

Date: 3/3/2018

In attendance: Bill Gilmyers, Erik Ehlers, Todd McNeil, Jared Asch, Susan Pfau

New attendee: Pete Dinapoli (prospective Treasurer)

From the community: Steve Elster

Call to order: 8:04am PST

1st Guest topic: Steve mentioned an acquaintance of his forced out of the commercial building that is the site of potential townhomes and condos on Citrus Circle. His friend believed that the landlord manufactured vacancies after taking ownership of the building.

2nd Guest topic: What might happen if Nob Hill were to depart from their location. There was a concern that a lower class of business, such as a dollar store, might lease the space. Beyond an offhand reference to a hardware store, which is what was in that spot prior to Nob Hill, there was no discussion of any other hypothetical possibilities.

3rd Guest topic: email from City Council member Kevin Wilk about the City Council meeting Feb 13 regarding the new state housing mandate. The law's impact is unclear, but local planning decisions may be taken out of the hands of local leaders in order to avoid NIMBY vetoes of additional housing. Any area within a set distance of a transit route, which could include not only BART but bus services, could be forced to accept whatever housing is proposed. Unclear if the Woodlands would be subject to the law's provisions.

Steve also mentioned having emailed a response to the February article requesting community feedback. At the meeting time, no emails had been received.

Secretary's report: With Robert absent, the December 2017, January and February 2018 minutes were approved unanimously.

Financial report: There was no specific financial report, but the association continues to be cash flow positive. There was a discussion of the advertising supplied by the landlord at Citrus Marketplace. Susan brought up the concern, after having two large ads drop out recently, with a financial impact of ~\$200/month, the consensus was that it was ok to accept ads from paying customers whose ads met our guidelines, irrespective of the source of their connection to the association.

Website update: Todd is looking at tools. Susan is looking at tools like Facebook, Instagram, Snapchat and other new media apps in order to try to boost the speeding campaign.

Follow up on old business: The homeless have vacated the area behind Nob Hill. Benedictine's email to the property manager had the desired effect and the trees behind Nob Hill were dramatically trimmed back.

The anti-speeding campaign is getting close to being ready to begin. Bill and Jared are going to attempt to attend the city transportation committee/commission meeting to understand what our options are. Because she was the first to reply, Dayna Wilson is the gold level sponsor of the anti-speeding effort. The current plan is to have yard signs at Jared's, Susan's, and one other house. Jared has sign experience from the NUSD effort. He estimated they gave away around 350 signs as part of that effort. Bill brought up how expectations would be set around the signs, since Dayna has sponsored the original batch. The answer seemed to be that the group would ask for voluntary donations to help fund future signs. If about 1/3 of those getting a sign made a \$5 donation, it would cover the next batch of signs.

Flyers would also be dropped at neighborhood houses. Citrus, Peachwillow and Perada are among the streets the campaign will focus on. Bill will follow up with the primary sponsors to confirm that they are still going to follow through with their pledged amounts.

Jared solicited questions for the Mayor of Walnut Creek, Justin Wedel, who is also a past president of the Woodlands Association. Topics of interest include traffic, development, speeding and marijuana.

Jared conducted a revision of the bylaws, which lent itself to further discussion among the board around the bylaws. The discussion was neither lively nor heated, but an esoteric review of the benefits of different wordings for selected passages. Among them would be how to best articulate that dues would no longer be a requirement for membership in the Woodlands Association, and setting a date for an Annual Meeting, which would likely occur in August, after board elections and the seating of the victors. The suggestion was made to hold a vote on the revised bylaws in June.

The Treasurer search has likely concluded. Pete will check with his company to make sure serving would not involve a conflict of interest, and he can be voted in at the April meeting.

A neighborhood resident had emailed about a downed street lamp, and Erik will follow up to ensure that the city is accountable for erecting a replacement for the fine citizens of Banyan Lane (or Circle)

The articles will proceed as noted in the agenda, which is reproduced here:

April Newsletter Content:

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|-----------------------------|---------|
| a. School News | Ryan |
| b. Speeding Campaign | Jared |
| c. Recipe | Colleen |
| d. Cabana Club News | Tatiana |
| e. Upcoming Board Elections | Bill |

Meeting adjourned at 8:57am PST.