

General Membership Meeting Saturday, January 19, 2008

Called to order at 1:05 p.m. by President Bessie Lee

Member introductions

Marin County: Supervisor Steve Kinsey

- The most significant issue in the Dillon Beach area is the pending approval of a development and improvement plan at Lawson's Landing
 - On January 28th, 2008 the Environmental Impact Report will be reviewed by the county at a public hearing
 - In March 2008, the proposed project itself will be reviewed.
 - Later, the California Coastal Commission will conduct its review
 - Alternative access in and out of the site is a must
- Supports changes in Cerini Ranch (on the southern edge of Tomales). The land was sold to local dairy farmers, and will be preserved as ranch land.
- Regarding internet access: The industry is not rushing to capture small, low-density markets. The county cannot offer much help on this issue.
- Regarding the new Countywide Plan: It has been seven years in the making. The county will begin implementing it soon. The County expects to start revising the present Local Coastal Plan, which covers trails, coastal access, etc. It will be on the county's website as a draft version, and other information about it, such as meeting notices, etc., will be available. <http://co.marin.ca.us/depts/CD/main/fm/index.cfm>

North Marin Water District (NMWD): Chris De Gabriel

- NMWD provides sewer services to the majority of the lots within the OMA.
- There were two new connections made this fiscal year.
- Currently there is a positive cash balance for the Oceana Marin Improvement District
- New pumps were installed two years ago, with variable speed drives
- NMWD crews identified three locations where pipes had separated. They were repaired before the fall rains.
- NMWD is building a new treatment shed at the location of the treatment ponds (up on the hill).
- The new generator enclosure for the lift station at the end of Tahiti Way is nearly complete. History of the generator and enclosure:
 - Previously, whenever the power went out, two NMWD people had to come out with a generator and hook up to the pumps.
 - A permanent generator was installed a few years ago.
 - The generator needs to have better protection from the elements to prevent corrosion, so a new structure was proposed.

- The enclosure was designed with the minimum size possible to serve its purpose.
 - Notification was given about this new structure at prior General Membership meetings, and also was sent to homeowners on Lanai Way and Tahiti Way.
- Some homeowners expressed a) that the generator enclosure is in their view, and b) that they did not receive the notification in the mail. A suggestion was made that we should post such notices on the OMA website, along with links to this and other relevant agency sites (Sherriff, Fire Department, Marin County, etc.). The Board agreed to do so.

Marin County Fire Department: Captain Ron Alves

- The fire department is the only face of the county in this area.
- There are two people on duty 24/7, plus 10 volunteers available on call
- Disaster preparedness – Disaster Plan Worksheets are available
- “Get Ready Marin” is the county’s program to remind and prepare people for emergencies and disasters.
- County Emergency Response Team (CERT): the county provides training for residents. Information is available through the county website.
- Earthquake shut-off valves are recommended for residential propane tanks, but they should be replaced every 5 years in this weather.
- Member concern about cows getting out on the road. Recent incident in which a car accident occurred in an area where there was no cell phone service. Member drove to Elephant Rock to get a signal, and waited on hold with 911 for 16 minutes before calling the Tomales Fire Station, who responded. Captain Alves stated that the occurrences have actually decreased, as the department has worked with local farmers to repair fencing, but if there are any future occurrences, it would be better to call the station at (707) 878-2464 since calling 911 routes a caller to an answering center in Vallejo.

Estero Mutual Water District: John Brezina

- Estero Mutual provides water service only to the upper area of the OMA.
- There are three wells and a surface water micro-filtration plant.
- There is no full-time staff, so calls are not answered directly. Please leave a message.
- There were no new items or issues to report.

West Marin Senior Services (WMSS): Pam Osborn and Terry Sylvain

- WMSS is currently in need of a board member, if anyone is interested in serving.
- Services are provided for frail and isolated seniors in the county.
- Exercise classes for seniors are held in Tomales.
- Transportation is a big issue, WMSS is always looking for drivers.
- WMSS recommends that all seniors keep a “Red Envelope” with a vital information (name, medical info, doctor’s name, etc.) usually on the refrigerator. Paramedics are trained to look for it.

Pogowave Internet: Michael Ming and Adam McLaughlin

- The company started in a private home.
- Can now offer high speed internet that is better than most ISP’s.
- There are two sectors at 507 Oceana Drive
- The system uses 18” square plate antennas, or “wire baskets”.

- The cost depends on where you are in the neighborhood. Installation costs ranges from \$400 to \$600. Monthly rates are from \$49/month (@ 400kbps, which will handle streaming video) and up.
- Several members attested to the speed and quality of the service.

OMA Design Review Committee (DRC): David Shaw

- Lots 98 and 213 are under construction.
- Lots 73 and 252 have proposals before the DRC.
- There are four remodels currently proposed.
- Event permits: the committee is considering how to handle special events, (weddings, birthday parties, anniversaries) that would otherwise violate current OMA rules.
- There have been a number of complaints that have come forward in the last few months: trees, exterior lights, house colors, etc. The DRC is responding to complaints as they are received.
- A straw poll was taken regarding holiday lights. A majority of the membership indicated that they are in favor of allowing holiday lights as an exception to CC&R's. Bessie Lee suggested a working group to develop rules for handling holiday lights. Chris Grace agreed to head up the committee.
- A member raised a question about Parcel L. Why is there a sign at the entrance to the new lots (against design rules)? David Shaw will address the issue with the owners.

Treasurer's Report: Bob Bell

- Currently about \$4000.00 are still owed to the OMA in membership dues.
- Expenses are about \$5000.00 below projection.
- OMA is in a good cash balance position and does not anticipate any need to increase dues for the time being.
- Our liabilities account is temporarily higher than normal due to outstanding Design Review deposits.

Roads and Drainage: Robert Southard

- There is road damage at some intersections that will require repair. These have resulted from construction projects. Robert Southard and Dale Holmes will work with contractors to ensure the repairs are completed.

Members' Forum

- Ted Graves brought up a form titled "An Invitation to Negotiation" that was previously used to facilitate resolution of disputes between members of the OMA. He asked that the Board send out a copy to all members. He also suggested the formation of a conflict resolution committee.
- A member suggested that the Board invest in a Public Address system for future meetings, to make it easier to hear those at the front of the room.
- A member suggested that the Board be seated on the stage at future meetings to take advantage of the acoustics of the Tomales Town Hall.
- A member asked if there is anything the Board is doing or can do to get improved cell service to the neighborhood. Answer – no. Dick Kapash noted that he has a cell repeater

installed at his home, and gets very good cell service. He purchased the device at a marine electronics store in Petaluma.

The next General Membership Meeting will be on Saturday July 19th at 1:00 p.m. at the Tomales Town Hall.

Bessie Lee adjourned the meeting at 3:30 p.m.

Respectfully submitted,
Dave Oxford
Secretary
OMA Board of Directors