



GREEN HILLS NEIGHBORHOOD ADVISORY COMMITTEE

Summary Report of the April 11, 2018 Quarterly Meeting

Members Present

Ara Mihranian, Director of Community Development
So Kim, Deputy Director/Planning Manager
Nick Resich, Green Hills Director of Buildings and Park Maintenance
Thomas Frew, Green Hills CFO – General Manager
Steven Espolt, Green Hills Manager of Strategic Planning and Compliance
Leigh Kramer, Cerrell (Green Hills Public Relations Firm)
Glenn Cornell, Rolling Riviera HOA
Joe Gualeni, Rolling Riviera HOA
Chris Martin, Rolling Riviera HOA
Vince Reher, Peninsula Verde HOA
Bernadette Sabath, Peninsula Verde HOA
Dave Turner, Peninsula Verde HOA

Summary of Discussion

I. Introductions and opening remarks

So Kim welcomed the Committee and opened the meeting. Peninsula Verde HOA introduced Dave Turner as an observer and Rolling Riviera introduced Glenn Cornell as an observer.

II. Update of north and south perimeter walls (GH)

Nick Resich distributed a timeline for the installation of the landscaping and wall along the north and south property lines. He further explained that the trees and fence material were ordered for the north property line and preparation work has begun from the west end of the north property line. The new vinyl fence will extend along the entire property line until it hits the existing concrete drainage area at the east end. The chain link fence along the concrete drainage area will be repaired, including the gate across the swale. He informed the NAC that the property owner of 1896 Peninsula Verde has been opposing the required installation of the hedge. As for the south perimeter wall, agreement is pending for a solid block wall with the same species of hedges as the north perimeter. He clarified that the established grade will be based on the City-accepted topographic map. Chris Martin asked how the grade will be ensured to be the same as the map. So Kim explained that an as-built topographical survey prepared by a licensed surveyor will be required after the grading work is complete. Should there be any discrepancies, Green Hills will be required to fix the grade to match the City-accepted topographical map. Bernadette Sabath asked who the engineer for Green Hills is. Nick responded that it is currently Bolton Engineering.

III. Review Team Mobile App (GH)

Tom Frew reminded the NAC of the available Team Mobile App available for download and use. Green Hills uses the Team Mobile App as a platform to inform subscribers of any announcements and upcoming events. Tom Frew replied that he will provide written instructions to the HOAs for the App.

IV. Events Calendar – reminder about Memorial Day (GH)

Tom Frew mentioned that he did not receive any feedback in response to the recent Easter Sunrise event from any residents. Vince Reher mentioned that there were no impacts to the Peninsula Verde HOA except for a single year in the past. Tom Frew informed the NAC of the upcoming Memorial Day event on May 28, 2018.

V. Update on Arroyo Vista (Area 5) lawn crypt installation (GH)

Nick Resich explained that the installation of vaults began in Area 5 (Arroyo Vista), but is behind schedule due to the recent rain. He mentioned that he received 1 call during the grading phase regarding dust. In response to the call, he is monitoring the site closely to ensure the water truck is on site to minimize dust impacts to the Rolling Riviera HOA.

VI. Alta Vista (Area 2) Permit Application (GH)

Nick Resich informed the NAC that an application has been submitted to the City to improve a vacant area at the west end of Area 2 (Inspiration Slope). Grading is proposed to bury vaults, install 3' tall enclosure walls, benches, and monuments. So Kim informed the NAC that the application has been deemed complete and a Notice of Application will be released in the upcoming weeks.

VII. Introduce Skyridge development project in Area 4 (GH)

Tom Frew explained that the next planned area for improvements (burying of vaults) is Area 4 – Skyridge. Bernadette Sabath suggested designing Area 4 with family estates along the border and individual plots beyond as there appears to be less visitations with family estate areas compared to individual plots. Tom Frew responded that he will consider the request when designing the area. Vince Reher asked when Skyridge is anticipated to be developed. Tom Frew responded that it will be at least a year until Green Hills is ready.

VIII. Review of the 2017 Annual Compliance Review (PV HOA)

Vince Reher mentioned that there was not enough time to review the proposed amendments, especially the last minute amendments, for the past 2017 Annual Compliance review. Ara Mihranian responded that more time will be provided for the next 2018 Annual Compliance review. Chris Martin asked who requested the past amendments. So Kim responded that most of the amendments were proposed by Green Hills with some wordsmithing by City Staff for further clarification purposes. There were no major changes as a result of the 2017 Annual Compliance Review. Chris Martin explained that there is no HOA required in his Rolling Riviera neighborhood and that the representatives at the NAC do not represent all the residents. He suggested that the City do a better job at informing the residents of what's going on with Green Hills. Ara Mihranian explained that the City provides public notices to all property owners within a 500' radius, publishes in the *Peninsula News*, and a list serve

message is sent to all subscribed members. He urged the HOA representatives at the NAC to relay information to its respective HOA residents as an additional avenue for public outreach.

IX. Questions and Comments

Bernadette Sabath asked and Tom Frew confirmed that the number of burials are generally the same except that there is an incremental increase over the years. Vince requested and Tom Frew agreed to continue monitoring Area 4 to minimize noise impacts to the Peninsula Verde HOA.

VII. Adjournment

The meeting adjourned at 4:55 p.m.