

ILS Committee Meeting Minutes
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Date: April 16, 2025
Time: 5:39 p.m.
Attendees: Jackie Grebitus, Chair-person
Leslie Arnal, Member
Pam Dimaggio, Member
Ricardo Pineda, Member
Peter Pelkofer, Guest

1. **Spas:** First Services reported 165 incursions into the spas (main club house and Dunbarton) in a little over 2 years (12/1/2022 through 3/30/2025). At \$150 per incursion, this represents \$24,750 over a 28 month period, or \$884 per month. Thank you, First Services, for providing this information. The incursions seem to be fairly evenly distributed over the year. The cost of clean up is a concern, but so is the loss of use to our owners who do not want to use a highly chlorinate spas.

We discussed these basic solutions: (a) Close spa during winter. Given that this is a year-long problem and that our own owners want to use the spa during the winter, the ILS committee would not recommend this; (b) Babysit the spas all night long using a security service. We had already looked at this, and the cost is prohibitive, ie, more than \$230,000 per year; (c) better fencing to prevent ingress. The committee is open to two options:

- (1) **Better fencing.** We have recommended an incremental approach in this regard – keep fortifying the fencing in common sense increments until the illegal ingress seems to be minimal. In this case, we have already made recommendations (mesh in strategic places and spikes in strategic places). We support these improvements as previously recommended.
- (2) **Security at certain times of night.** We request that First Services not only provide us the clean up report, but review the cameras for each incursion to determine when the ingresses seem to be occurring. We need to define the problem. We believe the existing cameras over both spas (main club house and Dunbarton) offer a view of spa occupancy. **The HOA ought to be able to produce a report that has both the incursion date and the incursion time.** This committee would request said report on a monthly basis. This would allow us to evaluate if increased security service would be effective.

Note: we had previously recommended **wide range cameras**. We continue to recommend that, to ensure that we are capturing ingress wherever it may occur.

2. **Trespassing Signs:** The HOA has trespassing signs that state “No trespassing / Private Property.” **The committee recommends First Services install signs at every pool gate and periodically on the fences around the pools.** It can’t hurt.
3. **AB 1572:** Potable water shall not be used in certain places. Apartment buildings are not subject to AB 1572, but HOAs are. This is bad legislation, but the HOA needs to deal with it. The committee would like to address this issue, but the committee first wonders what

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the HOA and/or First Services has already done with respect to AB 1572. What are our possible solutions: 1) establish that we have functional turf? 2) Change to the legislation to be treated the same as apartments? 3) Work with the City to establish which lawns we can keep and under what conditions?

4. Peter Pelkofer attended and provided us with his letter to the Board, to be sure we were aware of the same. We review the letter, but do not take any action with respect thereto.

6:5 p.m. end of meeting. Next meeting is scheduled for May 14, 2025 at 5:30 p.m.