

Motion Topic	Date	Regular	Motion #	Motion Description
Trees	1/8/2014	Y	REG01082014.03	to strike the stone pines near 25 w. bissell and 337 w. bissell from the 12/4/2014 tree estimates ad accept a new contract for the care of the other thirteen trees, and to use savings to pay for a consulting arborist for a sit down with the tree committee.
Historical Documents	1/8/2014	Y	REG01082014.04	to allow marie kochaver access to archived/ historical documents, and to arrange for an intern/ archivist to work with and access to same.
Budget	1/8/2014	Y	REG01082014.05	to hold the budget discussion, including the current year budget (2014) and discussion of the 10- year projected plan, with the members and avmhc board of directors on saturday february 1,2014, at 11:00 to 1:00p.m.
Budget	1/8/2014	Y	REG01082014.06	to hold a second budget discussion, including the current year budget (2014) and discussion of the 10yr-projected plan, with the members and avmhc board of directors. failed, received no second..
Policy	1/8/2014	Y	REG01082014.07	to allow those living in interior units to store their garbage bin in the marked parking area. tabled.
Business	1/8/2014	Y	REG01082014.08	to strike from any business or decision making/ requiring materials the words "and/or".
Inspections	1/8/2014	Y	REG01082014.10	to form a subcommittee to review current inspection statuses, guidelines and related issues, and to authorize the subcommittee to make decisions, and recommendations and report back to the board, and that letters will not go out until early next week, with the inclusion of the appeal language in the letters.
Sewers	2/12/2014	Y	REG02122014.02	to authorize the sewer lateral fundraising committee to deposit the money in their account into the sewer lateral account.
Hall	2/12/2014	Y	REG02122014.04	to authorize the cccd to add atchison village mutual homes corporation to the schedule of bay area tours of april 13,2014, with ron kane and elizabeth claman as liaisons, if the cccd has a certificate of insurance, or to waive the normal fee and insurance, if this is becomes an avmhc board-sponsored event.

Hall	2/12/2014	Y	REG02122014.05	to approve the purchase and installation of an accordion- type door to close off the library, in an amount not to exceed \$300.
Concrete	2/12/2014	Y	REG02122014.07	to accept bay hawk's bid for miscellaneous concrete work , including 160 follett backyard, providing this is situated in a common area.
Board	2/12/2014	Y	REG02122014.08	to provisionally set community day for saturday august 16,2014, with the suggested theme of "the beauty of our environment".
Member Handbook	2/12/2014	Y	REG02122014.09	to add the follow to the architectural and yard standards: it is the responsibility of the member to not allow or carry on any activities that create the following conditions: 1) conditions which are physically dangerous;2) conditions which attract or support pests; 3) conditions that could present a fire hazard either now or in dry season' 4) blight such as trash, garbage build up or hoarding; 5) conditions which could damage the building; and 6) unsanitary or unsafe conditions. as sated in the atchison village mutual ownership contract, the member will be required to correct these conditions. if they fail to do so, they will be corrected by the corporation
Committee	2/12/2014	Y	REG02122014.10	that avmhc recognize the electrical/ plumbing committee created by members to advise the board on electrical and plumbing maintenance and upgrades.
Contractor	2/12/2014	Y	REG02122014.11	to allocate up to \$500 for a licensed electrical contractor to look at a representation of units to determine the present risks and possible options for upgrading including a written report.
Gutters	3/12/2014	Y	REG03122014.04	to table discussion on the rain gutters throughout the village.
Lights	3/12/2014	Y	REG03122014.05	to fact find and obtain information, including cost, on solar and regular electric lights; to determine the problems associated with the current solar light; and to include associated costs with each type of light.
Proposals	3/12/2014	Y	REG03122014.06	to table these proposals until next month after obtaining sufficient and adequate information on all proposals.
Landscaping	3/12/2014	Y	REG03122014.07	to accept the proposal for landscaping recommendations.

Maintenance	3/12/2014	Y	REG03122014.08	that maintenance workers make an effort by crawling underneath the unit, using a flashlight, to determine whether there are animals underneath units before closing vents, and to obtain ten havahart traps.
Motions	3/12/2014	Y	REG03122014.10	for the rescission of motions ex 03122014.07 and ex 03122014.08.
Tagline	3/12/2014	Y	REG03122014.11	to instruct the staff to stop using the rosie the riveter/ national historical park association tagline.
Sewers	4/9/2014	Y	REG0409014.02	to add three emergency sewer motions to the agenda.
Sewers	4/9/2014	Y	REG0409014.04	to approve terra nova's bid for emergency replacement of the two sewer laterals from 206 and 214 collins to the 4th connector line, including a new clean-out, back- flow device and christy box for each unit and excavation and repair of concrete and wooden deck, job to be schedules as soon as approved.
Sewers	4/9/2014	Y	REG0409014.05	to authorize payment to bay hawk, inc., for april 9- 9 emergency repair of the collapsed 4" terra cotta sewer line for 126 and 128 w. bissell and excavation and repair of concrete, installation of new clean-out and christy box, and clearing other clogged lines behind 136-142 follett and 135 chanslor, and scoping to check the rest of the line for breaks and blockages. (lines did not follow map.)
Sewers	4/9/2014	Y	REG0409014.06	to request an estimate from bay hawk to scope all sewer lines on block 2 (excluding those on the east side of collins) in order to correct the sewer map and discover possible at-risk areas, and to authorize bay hawk for up to \$10,000 to do this work.
Motions	4/9/2014	Y	REG0409014.07	for the rescission of motion ex sp 03262014.04.
Computers	4/9/2014	Y	REG0409014.08	to purchase three new computers running windows 7 operating system to replace existing avmhc office computers running windows xp from money budgeted for this purpose, in a amount not to exceed \$3000.
Motions	4/9/2014	Y	REG0404014.09	for the rescission of parking motions s-20, g=100, and e-25.

Towing	4/9/2014	Y	REG0409014.10	to adopt california civil code guidelines for towing vehicles in atchison village mutual homes corporation parking lots and bays as follows: atchison village may tow vehicles * with a registration expiration date in excess of six months before the date it is found in the atchison village mutual homes corporation parking lot or bay; * when vehicle is illegally parked and clocks the movement of a legally parked vehicle; *the vehicle has been issued at least one notice of parking violation, and 96 hours have elapsed since the issuance of that notice; * the vehicle is on private property and lack and engine, transmission, wheels, tires doors, windshield, or any other major part of equipment necessary to operate safely on the highways, atchison village has notified the local traffic law enforcement agency, and 24-hours have elapsed since that notification. (adapted from california vehicle code, section 226580)
Fences	4/9/2014	Y	REG0409014.11	that the board approve the city of richmond proceeding with the hiring of an architect to draw a fence plan for atchison village with input from the members of avmhc.
Office	4/9/2014	Y	REG0409014.12	that henceforth, all documents prepared by the avmhc office will bear the date of creation or revision.
Hall	4/9/2014	Y	REG0409014.13	that refinishing of the floors in the hall be conducted during the regular work week, during regular hours.
Yards	4/9/2014	Y	REG0409014.14	that the installation and/or use of artificial turf not be permitted at avmhc.
Hall	4/9/2014	Y	REG0409014.16	to approve the request of member kathleen good for the organization church and society to hold a health fair within the next year (cleaning will be covered by donation).
Parking	4/9/2014	Y	REG040914.17	to assign parking space 11.08 to unit 114.

Hall	5/14/2014	Y	REG0514014.03	that gretchen blaise develop a committee to explore renting the hall to organizations outside atchison village mutual homes corporation and its non-atchison village village mutual homes corporation members in order to generate money for various needed projects within avmhc; the committee will draft a proposal for member and board consideration; and that someone in hall-adjacent unit participate in this committee.
Dues	5/14/2014	Y	REG0514014.04	that members must be notified via agenda and the newsletter when the dollar amount or percent change of any proposed non-automatic dues increases, and that this be done before the board votes on the dues increase.
Hall	5/14/2014	Y	REG0514014.04	to table discussion of the free use of hall application.
Water	5/14/2014	Y	REG0514014.05	whereas the current drought, now in its third year has east bay municipal utility district (ebmud) recommending a 1 percent voluntary reduction in water usage; and whereas, there are number if recommendations on how to reduce water usage (ebmud ecology center, etc.); be it so resolved that on the back of the avmhc june 2014 agenda, residents will be reminded of ebmud's recommendation to voluntarily reduce water use by 0 percent, and that some of the water reduction suggestions to slow the flow and reduce water usage will appear on the back of the agenda.
Handbook	5/14/2014	Y	REG0514014.08	to approve the addition of the parking page and the hall usage page to the member handbook.
Administration	5/14/2014	Y	REG0514014.09	that a letter be written to megan timberlake thanking her for her letter, and for her efforts in making the common area useable to her neighbors, and that the slab in the common are provided that the table is made available to other avmhc members, and that she keeps the table safe and in good condition.
Agenda	5/28/2014	Y	MOTION 05282014.01	to add introduction of the new general manager to the members to the top of the agenda. the motion was made ron kane and seconded by vicki sawicki.

Agenda	5/28/2014	Y	MOTION 05282014.02	to waive the "reading of the notice of hearing and proof of mailing".
Administration	6/11/2014	Y	RE06112014.03	to submit a letter to paul scolari, director of cultural & historical projects, rosie the riveter national homefront historical park, richmond, california, to proceed with the signs that designate av as part of a national historic park - if we have say in the placement of the sign (for safety reasons) and in the choice of logo.
Maintenance	6/11/2014	Y	RE06112014.04	that the corporation take care of the grinding of roots at 291 curry.
Administration	6/11/2014	Y	RE06112014.05	that the gm be authorized to negotiate a corporate rate for emergency housing situations with local hotels - these include but are not limited to: economy inn, america's best value inn and extended stay america
Administration	6/11/2014	Y	RE06112014.06	to accept the "member temporary relocation policy"
Finances	6/11/2014	Y	RE06112014. 07	to transfer \$21,001 from reserve to operating to cover wages for installation of windows.
Administration	6/11/2014	Y	RE06112014.09	to send a letter to page and turnbull requesting that they correct their recommendations that were based on erroneous identification of electrical system as "knob and tube" when in reality it is romax - and to amend recommendation based on erroneous assumptions. a copy of the letter is to be sent to the city - attn: lena velasquez.
Permits	6/11/2014	Y	RE06112014.10	to continue to approve fences under the existing 1967 conditional use permit with dog eared, 6 foot fences - red stained or natural
Administration	7/9/2014	Y	RE07092014.04	that av awards the bid for the 2014 sewer project to terra nova.
Administration	7/9/2014	Y	RE07092014.05	to pre-approve \$100 for each certificate of compliance application for the 2014 sewer project
Administration	7/9/2014	Y	RE07092014.06	to pre-approve change orders to replace pre-existig sewer lines from sheds (\$500 if no concrete and \$800 if concrete for the 2014 sewer project.

Administration	7/9/2014	Y	RE07092014.07	to pre-approve necessary relocations of key connections and/or lamp holes under sheds ot to exceed \$750 each for the 2014 sewer project
Insurance	7/9/2014	Y	RE07092014.08	to approve the policy from bay risk in the amount of \$114,766.00 for 2014
Trees	7/9/2014	Y	RE07092014.09	to require a tree (and shrub) inspection in the area surrounding a unit prior to the transfer of membership. the inspection results are to be included in the unit's file so that the seller can prune or remove any problem tree (or shrubs) prior to unit being transferred.
Administration	7/9/2014	Y	RE07092014.15	to permit the general manager to apply online for mce energy saving grants
Hall	8/13/2014	Y	RE08162014.04	to allow use of the hall by the “shareholder’s forum” on an ongoing basis provided that all members are notified of meeting times in the newsletter. the motion was made by vicki sawicki and seconded by gretchen blais
Finances	8/13/2014	Y	RE08162014.05	to transfer all funds that we have in union bank to united labor immediately and to set up “sweeps” and implement them.
Bylaws	8/13/2014	Y	RE08132014.06	to explore the process as described by nancy blackstock as a way to obtain community participation and include suggestions we already have from attorney allen and have the group report to the board. this committee would be open to members
Maintenance	8/13/2014	Y	RE08132014.08	to approve the \$2200 change order for removing the concrete-encased sewer line not under street, sidewalk or parking lot in subsection 1a. cost includes jackhammering through 24 feet of concrete + old terra cotta sewer line and hauling off concrete.
Maintenance	8/13/2014	Y	RE08132014.09	to pre-approve change orders during the 2014 sewer project for additional concrete-encased lines not under the street, sidewalk or parking lot, not to exceed \$104 per linear foot.

Maintenance	8/13/2014	Y	RE08132014.10	to accept the electrical recommendation from the af ffc committee dated 8/13/2014 to: 1. first have a qualified electrician inspect the particular unit to establish the overall integrity of the electrical wiring. determine if there are any additional fixes or rewiring which go above and beyond our proposal and the recommendations in the hazelton report and address them. 2. ground all outlets per hazelton recommendations (surge protectors only protect when grounded). 3. install gfcı in kitchens and bathrooms. 4. add a new dedicated circuit in the kitchen to help address issue of overloaded circuits.
Maintenance	8/13/2014	Y	RE08132014.11	to accept the plumbing recommendation from the af ffc committee dated 8/13/2014 to allocate up to \$1000.00 for a licensed plumbing contractor to inspect and evaluate a representation of our current plumbing system and advise us about our current condition with recommendations for remedy (equivalent to hazelton).
Hall	8/13/2014	Y	RE08132014.13	to rescind motion reg02122014.05 to purchase \$300 accordion doors for the hall library.
Hall	8/13/2014	Y	RE08162014.14	to direct the general manager to find two or three door solutions to close off the library. the board will then vote to select one, allowing a budget of up to \$1000 from the hall fund.
Finances	8/13/2014	Y	RE08132014.15	to subtract \$300 from the hall fund and add to the general fund to pay for utilities
Membership	8/13/2014	Y	RE08132014.16	to have the general manager write a cease and desist letter to "andromeda" in regard to the watering of the community garden. the letter will include the following points: 1. cease and desist 2. she may be responsible for any water use/fines 3. offer her a chance to a hearing
Policy	9/10/2014	Y	RE09102014.03	that after three (3) lawn letters in any calendar year, the fines schedule is applied to each succeeding letter
Policy	9/10/2014	Y	RE09102014.05	that going forward we will order double-hung windows for all new window replacements (average of \$154.56 more per unit)



Policy	9/10/2014	Y	RE09102014.07	that we invite all candidates to speak in the avmhc hall to be followed by questions from the audience. the event will be open to av and surrounding neighborhoods
Sewers	9/10/2014	Y	RE09102014.10	to table the motion to require that terra nova take responsibility for the city's \$500 bond fees for their excavations and repairs in the streets during the 2014 sewer lateral project and av will pay \$150 per bond
Policy	9/10/2014	Y	RE09102014.11	to table agenda item "accept attorney's revision to the 'residency policy'
Policy	9/10/2014	Y	RE09102014.12	that all new members with two or fewer occupants will be required to use the 20 gallon brown bins
Policy	9/10/2014	Y	RE09102014.13	to table agenda item "approve policy for entering residences
Policy	10/8/2014		RE10082014.03	to allow grid alternatives to construct two pilot experimental solar installations on units in av pending conformance with the city's historic building requirements. the member will sign an indemnity agreement that they take sole responsibility for any damage resulting thereof.
Sewers	10/8/2014		RE10082014.05	to approve the \$3500 change order for section 2e that includes numerous anomalies that needed to be corrected (lines that didn't follow the map, a crushed line that needed to be excavated and replaced open trency, old lines under concrete and a deck that had to be excavated open trench and rerouted).
Maintenance	10/8/2014		RE10082014.06	to accept the bid from universal painting in the amount of \$13,300
Maintenance	10/8/2014		RE10082014.07	to identify up to 16 additional buildings to be painted
Maintenance	10/8/2014		RE10082014.08	to reconsider the prior motion (motion re10082014.06) to accept the bid from universal painting in the amount of \$13,300
Administration	10/8/2014		RE10082014.10	to send letter to page & turnbull to request that they correct the misrepresentation noted throughout the report regarding electrical wiring

Maintenance	10/8/2014		RE10082014.11	to purchase the water pressure reduction valves (at approx. \$600 each) and install them in order to reduce the pressure which in turn will help preserve our plumbing
Maintenance	10/8/2014		RE10082014.13	to give the general manager the authority to purchase, if deemed appropriate and cost effective, the high efficiency toilets, in order to take advantage of ebmud's extension of rebates for these toilets
Hall	10/8/2014		RE10082014.14	to allow julie frazier to conduct yoga classes in the hall to av members free of charge
Painting	11/12/2014		RE11122014.03	to accept the revised bid from award painting company in the amount of \$23,650.
Budget	11/12/2014		RE11122014.04	to adopt the 2014-2015 budget as presented.
	11/12/2014		RE11122014.05	to set a meeting with helsing reserve study experts to go over what should be included (or not) in the reserve sudy.
Reserves	12/10/2014		RE12102014.05	to solicit three bids in the month of december to prune the trees surrounding the parking lot of the shop.