

To: CBD Board

Subject: Noe Valley Association (NVA)

Date: Thursday, May 29, 2014 at 9:00 am – at 4171 23rd Street SF, CA. 94114

A quorum was present, consisting of: Bob Roddick, Chairperson (arrived late at 9:30 am) David Eiland, Vice Chairperson, Eric Alexanderson, Treasurer and Debra Niemann, Secretary. Other board members in attendance included: Mark Campana, Al Goodwin and Isabelle Salvadori. Absent: Meagan Fishell

David Eiland called the meeting to order at 9:16 am.

Old Business

Conference reports were presented from the 1/30/14 meeting. The report was approved as presented by Mark Campana who made the motion to approve the minutes; it was seconded by BJ Droubi. Motion passed with 5 for and 1 abstained.

Eric Alexanderson, Treasurer, presented financials through third quarter FY 2013/14. The motion to approve the finances was made by Isabelle Salvadori and seconded by BJ Droubi and the board unanimously approved FY2013/14 financials.

Additionally, the board discussed the costs of renewal as well as future capital expenses and an increase in contracted cleaning services and requested three new line items be included in future financial reviews. Of particular concern to the board are the estimated costs of renewal. Debra agreed to prepare an estimate and timetable for renewal of the NVA in August 2020. Mark Campana and Al Goodwin expressed concern about not seeing the actual reserves for future expenses in the budget. The BOD collectively asked that the budget reflect separate line items showing 1) Reserves for CBD Renewal and 2) Reserves for Capital Replacements. This information will be available at the next board meeting with property owners in late September 2014.

New Business

CPI Assessment Increase

Debra reminded the board that they agreed to increase the NVA's assessment fees annually per CPI increase. This year the increase is 2.8% and the board confirmed their original agreement to seek the increase and place it in reserves for renewal of the CBD in 2020 as well as any increase in fees by service providers or capital improvements.

Assembly Bill 2618

Debra explained to the board that this bill seeks to clarify the definition of a special versus general benefit.

Status Report – Debra reviewed all current projects and next steps. The board agreed with Debra's recommendation to field a survey to property owners and merchants in the annual report distributed in August.

The next NVA board meeting will be the annual meeting of NVA property owners in late September 2014, date TBD.

David Eiland made the motion to adjourn; it was seconded by Eric Alexanderson and unanimously approved by the Board. The meeting was adjourned at 9:50 am.