

CBCA General Meeting Minutes

Approved

May 27, 2021, via Zoom

Attendees:

A.J. Chippero	Keith Haydon
Alexandra Restall	Laura Hoffmeister
Brenda Stafreed	Mark Steinberg
Carol Herington	Matt Tillman
Cecilia Hartley	Meg Hanna
CW Wolfe	Michael Broome
Drina Rubiales	Paul Jordan
Ed Hartley	Peter Cloven
Edward Massey	Rich Enea
Gloria Utley	Richard Enea
Holly Tillman	Sandy Johnson
Ingrid Hempell	Scott Denslow
Jane (no last name)	Steve Lane
Jeanne Boyde	Steve Pierce
Jim Diaz	Tamara Steiner
John Garrett	Terri Denslow
John Rubiales, Jr.	Wendy Moore
Julie Pierce	

1. Call to Order: President John Rubiales called the meeting to order at 6:35pm

2. President's Message: John Rubiales

- A. Later in the meeting, John read the statement representing CBCA's position on the retraction of false statements that commissioner Frank Gavidia made at the public City Council's May 18 meeting and supported by councilmen Diaz and Wan. These false statements asserted that planning commission members were announcing planning commission decisions at CBCA meetings that were not already available to the public. In addition, commissioner Gavidia asserted falsely that CBCA gave money to the city thus implying that the money was in exchange for non-public Planning Commission vote outcomes and information. CBCA's statement was also read at the Planning Commission meeting of May 25.
- B. Further Discussion took place after the letter was read. Refer to the recorded Zoom meeting for those discussions and comments.

3. Membership Report: given by John Rubiales

- A. John announced the addition of Jonathan Lee and Misty Leon to CBCA's membership. Jonathan is a UCSF professor and Misty and her husband are the new owners of the Clayton Club. Both new members are interested in helping CBCA in various activities throughout the year.

4. Financial Report: Terri Denslow

Terri gave the April Financial snapshot. There is \$102,588 total in the bank accounts. Expenses were \$12,733 for April, \$36,870 YTD. \$8,145 of those April expenses are depreciation which does not impact cash flow. Revenue for April was \$2,600 with \$2,400 of that revenue from Bocce fees and \$148 from Bocce dues. Operation Expense line items; \$1,736 online subscription expenses, \$228 Bocce Security, \$1,500 Bocce Grooming, \$553 Storage, \$235 Bocce Supplies. CBCA has filed for an extension to file taxes. CBCA's CPA has moved to Mexico and will get 2020 taxes filed upon upcoming return to Clayton.

5. Police Report: Rich Enea

- A. Beatrice Lopez joined the Police Department and will go through 14 weeks of training. Clayton PD is now at full staff.
- B. There is an uptick in door-to-door sales taking place after hours. Officer Enea encourages people to call the Police if salespeople are coming to your door after the hours of 9am to 7pm. Door-to-door salespeople must be licensed and sell only if they have a permit. Even with a permit, sales can only take place between the hours of 9am to 7pm. Call the police if you see anything suspicious or if you are approached after hours.
- C. Yesterday around 3pm in Oakwood Circle a person was approached by a suspect who knocked her down. The incident was reported, and the information sent to different counties. Local cameras were good and caught the car of the suspect. Officer Enea advised that you should always keep an eye in the rear-view mirror when driving anywhere, especially coming home. If attacked, give the perpetrator the property they want.

6. Programs Report: Jane Mele

- A. The speaker for next month's CBCA meeting will be Pete Alexander. He will talk about stress in our life and how to manage it.

7. City Council: May CW Wolfe

- A. Several proclamations were made at the Council meeting: May 1 is Law Day, May 15 is Armed Forces Day, May is Asian American Pacific Islander Heritage month, May 5 is Cinco de Mayo, May is Jewish Heritage month, May 15 is Peace Officers Memorial Day. In recognition of LGTBQ pride month there will be a new pride flag flown.
- B. The Council reviewed the cost of additional Library hours, the city had been paying the county \$12,000 for additional hours however with reopening of county libraries the cost for Clayton went up to \$55,000 so a decision was made not to purchase additional hours for the library.
- C. Council discussed outdoor cannabis cultivation.
- D. Mayor Wolfe recognized the students of Mt. Diablo School for their work in qualifying for the finals of the Odyssey of the Mind competition. It is quite an accomplishment, and the community is very proud of them.
- E. The Mayor thanked Ed Hartley for his clarification of the safety precautions taken by the Bocce leagues including the wearing of masks.

9. Guest Speaker: Scott Denslow with Safe at Home Inspection Service.

- A. Safe at Home was founded in 2015 in Louisiana. Both Terri and Scott wanted to relocate back to California and Clayton. As they were in the process of looking for a house Scott began building a network of over 300 Real Estate agents.
- B. Scott introduced the team: Danny Dunlap is the Lead Inspector and joined in 2019 expanding on his previous experience as a pest inspector. Steve Lane is training while preparing for his National Home Inspector Exam and volunteers in the community gardens including the Clayton Museum. Steve brings 30+ years of experience in architectural design and project management in addition to his 20+ years of experience in home inspection, real estate and customer service. Their motto is eat, sleep, volunteer, repeat.
- C. Scott is a Mt. Diablo State Park volunteer and a CBCA member. Terry is a member of the Clayton Planning Commission and volunteers for the Contra Costa and Solano Food Banks, Clayton Historical Society, and Clayton Valley Garden Club. Scott and Terri brought takeout meals to the hospital health care workers during the pandemic and have had an annual fund raiser for various charities including helping the homeless with clothes and care packages for camps and shelters. Every Month Terri and Scott contribute to a different charity, and it is featured on their website. CBCA is the charity for June.
- D. There are different types of inspection needs within the contingency period. These inspections are typically initiated by the buyer. Some people forgo inspections because of the demand for homes. This is not a good idea. It is better to understand the condition of the home prior to purchase, it is the biggest investment of your lifetime.
- E. Today people are asking for pre-listing inspections to take care of needs prior to putting the house on the market. By giving potential buyers the pre-listing inspection, it puts the seller in a better position for pricing and negotiations.
- F. A warranty inspection is done during the first 12th months of the new home during the builder warranty period.
- G. Scott also does mold inspections and commercial inspections. Mold and foundation inspections are critical for homeowners to do.
- H. Scott loves to take videos of his favorite places-the attic or a crawl space. In many cases no one has been up in the attic for years, Scott is that person. He can see all the major issues a house has in the attic or crawl space.
- I. Scott has 59 5-star reviews on Yelp, and 900 followers on Instagram. Check out his Facebook page and website – www.safeathomellc.com

10. John Rubiales closed the meeting by saying he is always available to talk with CBCA members about their concerns or questions and welcomes the opportunity to listen. The meeting was adjourned at 7:51pm

Meeting minutes respectfully submitted by Meg Hanna