

**Minutes for the  
Spring Meeting of the Mount Hermon Community**  
Thursday, April 24, 2014 at 7:00pm, Newton Memorial

The President, Reggie Coates, opened the meeting at 7:00pm with a welcome and a quick game to get to know each other better. He handed out door prizes, prayed, and officially called the meeting to order. The secretary, Janet Payne, read the minutes from the fall meeting which were approved. The treasurer, Barbara Grensted, reported that from the previously reported balance, there was a deposit of \$241.00 from the Christmas Buffet and \$172.84 collected at the Fall Meeting from the silent auction and general offering. There was a bank balance of \$550.30. The report was approved, but Paul Izor said there was a discrepancy of \$10.00 that would need to be reconciled.

Mount Hermon Community Announcements and Committees - Paul Izor and Janet Payne

1. Paul Izor began with a report on both the MHC Website (<http://mounthermoncommunity.com>) and MHC Next Door (<https://mounthermon.nextdoor.com>). He said with NextDoor, we can greet newcomers to the neighborhood and receive information regarding safety and security, or announcements, such as the free disposal days at the transfer station. The previous Mount Hermon Community Forum for Safety and Security was taken down because the information is now on NextDoor. In discussion with the community, Paul clarified that you can designate "only Mount Hermon" in settings, and offered to help improve the site according to requests, such as how to get in the Mount Hermon neighborhood when you are already enrolled in your first home's neighborhood. Paul reminded people that there is still the email list for communication while the problems get worked out.

2. Janet Payne asked for volunteers for an open home tour which could take place in the fall.

3. Paul Izor reported on the Revision of Rules and Regulations Committee. He, Mark Lilley, and Armand Langmo met about ten times so far and did a lot of research. They have worked from a common sense approach, keeping the same general format, focusing on things that are not, and will not be enforced while relying on the already comprehensive Santa Cruz County Code for more specifics. He reminded residents that at the 2009 Community Meeting, Alden Johanson asked for input about revising the Rules and said that now would be a good time to make opinions known. This is a process, so they will probably not report again until the fall meeting.

Mount Hermon Association Update – Alden Johanson, Dale Pollack, Mike Perez and Mark Lilley

Summer Registration for Residents - Alden

1. All residents should have received copies of the summer brochure, however not everyone received one. MHA does not have a complete list of all who are renting. They rely on landlords who should be contacting Mary Lilley with renter information. Anyone who would like can be added to the list by contacting Mary at the office, but a better solution for getting the brochure to the residents will be explored.

2. A lively discussion followed which was appreciated by MHA and the Community, centering on changes made this year, the rights of residents, and the needs of the summer camps,

especially concerning protection of the children. This includes tighter state laws affecting the camps. One change to the bulletin, in response to requests, is that all participants in the Summer Registration PLUS program can have a free week of family camp. This is the same as in previous years and voids the 25% discount proposed. One resident said that the limit of field/meadow and field house to Wednesdays and Saturdays was not fair because we, the residents, are part of the Mount Hermon experience. She proposed allowing the families with summer badges on to the field/meadow in the afternoons if they give priority to the campers. Another resident asked about similar use of the field house. Alden said there have been abuses from residents and people from outside of Mount Hermon coming in when the camp needed the field. There was also a question about including grandchildren in meadow and field house days. Alden said that grandchildren could use these without charge on Wednesday and Saturday, and Mark reminded people that PLUS registrants can buy one day pool passes for \$5 or a book of 10 for \$30. Alden added that the one day pool passes includes use of the boats. When asked about a one day pass just to use the Fieldhouse, Game Room and meadow, he answered that the \$33 or \$26 price was a bargain. Family picnics greater than 10 must be arranged through the Recreation Coordinator. Alden also pointed out that there is a new free family fun day for residents with badges on July 19th for the community. There is no provision for one day passes for this event. Discussion continued about how residents and campers interact. Alden thanked the residents present and said that the entire discussion would be considered in next year's planning.

As an addendum to this section but leading into the next, there was a question about why our assessment includes the maintenance of "trails, roads, and fields," yet we are not free to use the field as we like. Alden said that maintenance of the field and field house have never been paid for through residential assessments, and Mark Lilley added that the word "field" was going to be eliminated from the rules for that reason.

#### Access to Redwood Camp and Ponderosa Trails - Alden Johanson

Due to state law, MHA needs to keep the youth camps closed. At Redwood Camp, they have built a stairway up to Zayante Road from the railroad tracks to help residents, and a trail across Zayante Road that goes to the shopping center. Although the railroad tracks are not owned by MHA and we cannot control who walks on them or the trestle, Alden encouraged residents to use the stairway. There is a way to get a visitor's badge with a background check, but the association discourages this because not only do they want the children to be safe, they want them to feel safe without worrying about people crossing the camp. The same is true for Ponderosa. The cross is accessible to residents, but that will be restricted at times, as well. And even though Family Camp is not in a closed setting, we must respect and protect the children and youth in their programs.

#### Roads, Trails, & Bridges (update on Woodwardia Bridge) - Dale Pollack

The county has not changed its position, nor has the cost changed, so MHA has not moved forward on anything regarding the bridge. There was a question about the bridge survey. Paul Izor read the results of the survey from the minutes of a previous meeting.

#### Assessment Fees Explanation - Mark Lilley and Mike Perez

Some history was given first. In 1906, Mount Hermon was subdivided into lots and many were sold or leased. MHA began building roads and soon after began charging a fee to the property owners. The fee was \$3 plus 1.33% of the assessed property value annually. It was switched to a flat fee. All the fees go to roads, trails, and bridges. It was raised in 2009 to \$400. per year.

Improved lots in Mount Hermon are owned 83% by homeowners (408 parcels) and 17% by MHA (82 parcels).

Mike went through how the assessment fees are used with charts of division of costs between Mount Hermon and homeowners and maintenance expense details (71%). The balance of the fees are for major projects and held in a blocked reserve account. Additionally, as part of the MHA annual audit, all accounts are audited by an outside firm for accuracy. Among current projects are Glen Alpine Road, repaving Woodmill Lane, Forest Road/Conf. Drive Retaining Wall, and repaving Redwood Circle. There were questions about roads used by campers, and it was clarified that maintenance for Conference Drive is paid entirely by Mount Hermon Association. It is not included in the assessment. The Conference Drive path paving and lighting were paid from assessments.

Of the 172 unimproved lots in Mount Hermon, 85 are owned by homeowners and 87 belong to MHA. Those parcels pay a lesser amount per parcel into the total budget. Total Revenue, Total Expense and general Maintenance Expense Detail charts were shown and will be posted on the Community website. Funds held in reserve are proposed for 4 projects.

A final question was asked about whether Bucklein Way, part of the County and not Mount Hermon, helps with the assessment. They use our roads, but there is no legal way to assess residents of that street. One resident pays voluntarily.

The meeting was closed in prayer by Vice-President Gordon Kvamme and President Reggie Coates adjourned at 8:43pm.

Respectfully submitted,

Janet Payne  
Secretary  
Mount Hermon Community