

MINUTES of the Green Circle Service Corporation Community Meeting of May 11, 2006

Board members present: Helene V., Rose A., Jerome L., Chester J. , Hein V. and Marqui B..
22 residents attended.

We began the meeting as usual with all present introducing themselves by stating their name and house number. Helene repeated the meeting guidelines, and emphasized the need for brief comments to allow time for all who wish to speak. Helene shared a quote from Annie Besant which had relevance to our meeting: " Never hold an opinion before you have examined everything that has been said against it." She reminded everyone that at one of the first meetings of GCSC we decided not to vote on an issue at the same meeting when the topic was presented, to allow ample time for consideration before a vote is taken.

Helene said that the TTCI had asked for a community meeting to be held to consider a letter from their lawyer, Mr. Strohman, suggesting some changes in the final settlement with TLCA, although the final decision on the lawsuit is between the two groups participating in the lawsuit.

Issue #1: The Insurance.

Helene spoke first, as she had been the Board member to deal most directly with TTCI, TLCA Mr. Strohman, Sue Williamson and the insurance companies in recent months. She said it was hard to understand why this issue was brought up, because both TTCI and TLCA had agreed to accept the Serius America insurance and Sue had written the check for it.

The lawsuit settlement called for a higher level of coverage than had been previously held by TTCI. Farmer's Insurance (the TTCI's insurer) responded that they could not meet the requirements as the cost would be prohibitive, and this would necessitate a raise in dues for the community. Scottsdale, an out of state insurer, offered a policy, but Annavene pointed out that being out of state, it would not be subject to California's insurance rules and might not have to pay if a claim was made. Finally Mark Dispenza, insurance agent, suggested Serius America. That insurance was rated A with an A+ umbrella. We have a separate D & O (directors and officers' policy) rated A++. Mr. Strohman and both parties involved in the lawsuit accepted this and Sue Williamson had written the check for the insurance which is now in place.

Sue Williamson agreed that the TTCI had agreed to this level of insurance and mentioned it in the letter only as a bargaining chip in negotiation for the other issues presented. Ruth Mathews said that in the beginning, only one insurance was available to TTCI. Now there are more communities and more options, so TTCI had asked for the best. Both sides had made concessions to avoid court proceedings.

Discussion moved on to **Issue #2: The Gazebo Roof.**

Helene said this issue is related to the insurance issue because when Serius America sent an inspector related to implementing the new policy, they requested the gazebo roof be sprayed or coated with fire retardant. Shake roofs are now illegal in California. When Helene went to look at the roof, she could see shakes falling off and loose. Then she he went to visit

Ruth Mathews, and Helene suggested that it might be a better solution for the maintenance of the property to put on a new roof. Ruth said that she would think about it. So far nothing has been done. Helene said she thought it was unreasonable for GCSC to either repair or replace since they only have use of it for 16 days per year.

There was no further discussion of this issue. **

Discussion moved on to **Issue #3: The Parking Bay-** (near the Parfitt & Wing homes.)

The TTCI is the owner of the remaining open lots along Taormina Lane and the Mesa. The TTCI would like to place a home at some (unspecified) time on the lot in front of the Parfitt home. If the area of the parking bay could be used as part of the original lot, it would allow a more normal size home. If not, it would mean a "long and skinny" home instead of a normal house would be placed there. (This description of the planned home if the area of the parking bay was not added, was repeated by Sue W. and Ruth M. several times during the meeting as the discussion proceeded.)

It was further stated:

- *The TTCI lots are legally buildable lots.
- **"The TTCI has to pay taxes on the lots and so should build to use them to make money," said Sue W.
- *Legal setbacks were used (on #47).
- * The trees they have planted will grow and will make it blend in more in the future.
- *This type of prefab house is the new ecological way to build, and is better built than the original homes.
- **"Six prefabs could be put up," said Sue.
- **"It's a HUD approved roof," said Ralph.
- *TTCI just wants to have the option to build there with a bigger lot, before the roads and parking bays are turned over to GCSC.
- *You wouldn't want to have your house entrance on a parking lot.
- *TTCI always thought the bays were not part of the road, Ruth M. said.***
- **"The TTCI Board members (who do not live on Taormina Lane) will want to build after my death," said Ruth M.

Concerns were stated:

- *Placement in that location would be very intrusive to the Parfitt and Wing homes.
- **"Building that close affects our family and the value of our home," said Jennifer W. "Building more trailers instead of a cottage also concerns us."
- *The Wings and Murial Parfitt were not part of the lawsuit between TTCI and the TLCA.
- *The addition of more mobile homes will affect the ambiance and value for all homes.
- *The house (#47) seems "jammed in."
- * A lovely family, the Shaws, felt they had to move out when the placement of the new house became apparent.
- **"Concerns about the size, model and placement of #47 has made neighbors suspicious about what is planned next," said Jerome.

- *All present parking bays are being used and contribute to our parking needs, as the families now living here have more cars, (trucks and vans) than the seniors, who were the original Taormina Lane residents.

*The parking bays were part of the original street plan to allow for guest parking and overflow temporary parking. These were should not be taken away for an easement across the street.

*Changing the parking bay to the Mesa side where there is considerable run-off after a rain would make the building of a new parking bay more expensive. ****

*Sue and Zy have put a lot of effort into working on #47 and the lot.

**It is like putting lipstick on a pig, " said Jerome, referring to these efforts on #47's house and lot.

Questions were asked:

**"Can we buy the lot behind our home at market value?" asked Jennifer W.

*What is the TTCI's overall plan? Is it to build on one lot, four lots, the organic garden lots and /or the mesa?

*House #47 was placed very intrusively to #49. Will intrusive size and placement be the plan for new building ? Or, will they be built with more consideration to our present neighbors ?

**"Who are the members of the TTCI Board?" asked Asha. (Ruth M. is the president, but who else?)

*Is Sue W. on the TTCI Board? ("No." Sue said.)

*Why aren't local/resident Theosophists on the TTCI Board?

Suggestions were made:

*House #112 is being used for storage. Possums, racoons and rats have been seen there. Couldn't that house be fixed for rental, if TTCI wants more rental units? (Anne S.) Ruth said the deed had just been cleared after 5 years. *****

*Our neighbors living adjacent to existing lots could be given the option to buy or lease those lots in the spirit of Theosophy. (Jon L.)

*Could lots be combined and any new home be set back less intrusively to existing neighbors' homes?

*Can the proportion of the house to the size of the lot be required?

*How can we cooperate to maintain key aspects of the original vision for our community? There is more to vision than making money. (Helene V.)

*Originally Taormina was trying to provide homes for Theosophical seniors at a low cost.

*Please be honest with your answers to your neighbors,(was directed to Sue and Ruth).

Chester suggested that we could develop a set of **architectural guidelines** required for any new buildings. This way we could be more restrictive in a positive way. We could maintain the crucial elements of the original ambiance. Let' take this opportunity to develop guidelines which will benefit the whole community. Modular homes can be well done. Lot lines are secondary, if we can participate in creating enforceable CC&Rs or architectural guidelines.

Mark Lee read from the Taormina CC&Rs: **CC&Rs: Part I, 2.** "No dwelling or outbuilding shall be erected, placed or altered on any residential lot described herein until the building plans, specifications and plot plan showing the location of such building has been approved in writing as to conformity of the exterior design with the existing structures in the Tracts and with the provisions listed below. Said approval must be done in writing by Taormina within thirty (30) days after said plan or alteration has been submitted to it..."

Jerome said that Taormina Lane is an island with very special charm in Ojai. Many of us were attracted to the neighborhood with its history and ambiance. He suggested that an **overall development plan** be prepared with input from the community. This would end much of the concern and divisiveness that can arise if the TTCl continues to make their plans and allows the disregarding of the CC&Rs.

Jerome quoted the procedures stated in the CC&Rs that Mark Lee had read. (See above.) He asked Ruth M. if this procedure had been followed with the plans for house #47. She said yes. Jerome asked to see the minutes of that meeting when the TTCl Board approved the plan as to its conformity of design for house # 47. Ruth agreed, and said she would provide the minutes.

Chester repeated the idea to take this opportunity to discuss the CC&Rs and work to update them to create a set of CC&Rs and Architectural Guidelines that would benefit the community.

Vivian asked what the TTCl purpose now was. "A real estate corporation to help Theosophists," was the reply.

Zy said that the building depends on who buys the lots. Money could be raised to purchase the land and create a park. (***)

Marqui supported the suggestions to develop, with community input, an updated and enforceable set of architectural guidelines and a comprehensive plan for the future. Protecting areas of open space eases congestion of traffic and trash overload, and enhances all properties in the neighborhood.

Issue #4: Requiring a 75% vote if plans were made to sell Arundale or Taormina Road:

Jon L. said that every property owner has (permanent) easement for the use of the roads. State laws support this.

Catherine H. noted that Arundale Road is a fire/emergency exit for our neighborhood.

Helene read the TLCA response to the 4 points brought up in the letter from Mr. Strohman that Sue W. had repeatedly referred to as being unreasonable at this community meeting. (See attached letter #1.)

Helene said 6 letters had been received from people who were not able to attend the meeting. These had a variety of arguments in their points concerning these issues. They will be attached to the minutes. (See attached letters #2-7) A copy of the minutes will be posted on the bulletin board. You may sign up for a copy, which will cost \$.10 a page, as copying for the whole neighborhood is not in our budget.

No date for a future meeting was set at this time.

Marqui Bury, GCSC Secretary May 15, 2006

Addendum to the minutes:

** (Serius America also asked that all our street lights be in working order. Work on this is progressing. If you need a new lamp/lantern, replacement glass, top fixture, conversion parts, or bulbs you can contact Gaslight Conversions Inc., 1039 Charles Avenue, St. Paul, MN 55104, 651-644-8282, e-mail: infor@gaslightconversions.com. Or, ask Marqui at #67 for a handout.)

*** (The maps of the community which were posted in the gazebo show measurement of lots do NOT include the parking bays.)

**** (The area adjacent to the mesa was to provide a bay parking area for guests to the originally planned care facility on the mesa.)

***** (House #91 and #36, are also not in use at this time and could be rented.)

***** (There was no indication that TTCl wants to sell the lots. Recent development was based on leasing the lot to Sue W. at \$1.00 a year. She owns the house and rents it below market value and it returns to TTCl at her death.)

Note: 6 letters were received prior to the meeting. The response from TLCA, which was read during the meeting, and additional letters received after the meeting are also attached to these minutes.

Note: It was decided after the meeting, when several people were asking for copies of the minutes, that the issues discussed were of significant interest to all residents that copies of the minutes and letters would be provided to everyone. A donation was received to cover the cost.