

Alba Park, Recreation, and Parkway District (APRPD)
PO Box 701, Ben Lomond CA, 95005 (Mailing Address)
12070 Alba Road, Ben Lomond, CA (Physical Location)

SPECIAL BOARD MEETING – Thursday, April 9th, 2026, 3PM
Physical meeting with public attendance
Board Meeting was held at 10885 Alba Road, at the Helmer's Barn

MINUTES

- Meeting procedures follow Rosenberg's Rules of Order (2011)
- During discussion of each agenda item, public comment will be limited to 3 minutes per person.
- These rules may be suspended at any time by a majority vote of the Board
- All District business will be conducted pursuant to the Ralph M. Brown Act, CA Government Code 54850 et seq. as modified by emergency order of Governor.

1. MEETING AND ORGANIZATION

- a. Establish a Quorum and Roll Call.

A quorum was established and the meeting was called to order at 3:07 pm. Present board members were Martin M, Jean M, Jim H, and John G. Absent (traveling) Amber T.

- b. Vote to approve Agenda for this meeting.

Martin M moved and Jean M seconded a motion to approve the agenda. Vote to approve the agenda was unanimous.

- c. Approve Minutes of REGULAR BOARD MEETING – Wednesday March 10th, 2026, 3PM

Jim moved and Martin seconded a motion to delay discussion of previous meeting minutes until Next Regular Board meeting. The motion carried unanimously.

2. PUBLIC FORUM

- a. Public Comment on any item not listed on agenda (limited to 3 minutes per person).

None presented.

- b. Public Comments on any items on the agenda that were submitted will be covered during discussion of that item below.

Bill Burton sent a letter with some suggestions about the Schoolhouse property on April 3, 2026. That letter is included in these minutes.

3. REGULAR BUSINESS

- a. County Account Balance to be provided by Martin

Martin said that the County Account balance is about \$42K.

4. CONTINUING BUSINESS

- a. Presentation of Property and Easement Survey by GV Land Surveyors (Dan Delong)

- i. Recordation at County, timing.

Dan recommended that the Survey should not be recorded at the County yet.

- ii. CAD file needed

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Dan shared that the field work was completed but the drawing was not yet ready. Survey documents are anticipated to be delivered by GV Land Surveyors by the end of April.

- b. Discussion of hiring Contractor and or volunteer group to finish clearing brush from property such that the property fence project could be initiated, based on Survey.

Jean M said that she has workers who could possibly undertake property clearing task and do fence installation. She said she might be willing to pay them in lieu of a cash donation to Friends of Alba.

Jim H and the Project Committee are to search for a County Approved Contractor for property clearing and Fence installation, to be part of the Grant reimbursement submission.

John G moved and Martin M seconded a motion to pay up to \$4,000 to a licensed, insured, County approved vendor to complete this task. Vote approved unanimously.

- c. All other items of Continuing business will be addressed at Regular Board Meeting scheduled for June 9, 2026.

5. NEW BUSINESS

- a. Discussion of scope of work and payment process for proposal from Home Life Design Studio (Joshua Stewman), to provide Architectural support for Alba Schoolhouse parcel redevelopment, such that it can be applied to the Grant for reimbursement.

Lindsay Speth (Grant coordinator) was unable to attend this meeting, so it was discussed that it was not clear if the Grant could be used to pay all of the costs associated with the Architectural design work.

- b. Discussion and vote on proposal from Home Life Design Studio (Joshua Stewman), to provide complete architectural drawings for Alba School and Community Center rebuild, \$23,200 (not to exceed), with \$4,640 down to start the project.

John G moved and Jim H seconded a motion that John sign the contract from Homelife and that Martin pay the invoices and retainer for this contract from the County account as they come up. The vote was unanimously in favor. It was discussed that Jim H would coordinate with Joshua Stewman. It was also discussed that visual documentation (for example, a rendering for the new Alba School), would be helpful for Web and social media for requesting donations to APRPD and Friends of Alba.

- c. Presentation by Dan DeLong of Pre-Clearance outline of Alba Park plan.

John moved that Jim H be the contact for the project. Martin M seconded the motion and the vote was unanimously approved.

6. DIRECTORS' REPORTS –

Martin requested that we have less frequent meetings, due to his busy work schedule.

7. RECAP AND ACTION ITEMS

4b- Jim H to coordinate with Jean M for contractor to undertake property clearance and fence installation.

5b- Jim H to coordinate with Homelife Design Studio.

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5c-Jim H to be County contact person for review of Pre-Clearance Document.

8. NEXT MEETING DATE

The next APRPD Regular board meeting is to be held Tuesday, June 9, 2026 3PM, at the Helmer's barn.

9. VOTE TO ADJOURN

Martin M moved and Jim H seconded at 4:33 pm the motion to adjourn. The motion carried unanimously.

AUTHORIZED MINUTES FOR APRPD BOARD MEETING HELD APRIL 9, 2026 AT THE HELMER BARN.

Signature John Gotthold

Printed Name John Gotthold
Chair Person

Signature Martin Mills

Printed Name Martin Mills
Director

April 3, 2026

Hello John and whole Alba team,
I will not be able to attend at that time.

Assuming we are ready to advance a site architect, the plans will help get funding. We don't need exact architectural design at this point, like wiring layout, plumbing fixtures, window and door specifications.

My input on architectural items is as follows:

1. Tanks of size 2500 gal don't need engineered pads, and cost less to instal. Thus 4 tanks of that size will give the required 10K Fallon storage.
2. If one tank is elevated, then gravity water will always work, offering resilience in all condition of power outage.
3. We are witnes to the amount of solar electric ability, by seeing the flagpole lit every night. So an expansion of this condition would be all electric for the building or park be provided by solar. The performance of solar equipment has improved and limited solar exposure works well enough to fill a powerwall over the eels of no use of building. Pg@e is waste of money, could just be backup.
4. Lower matslab below building of continuous concrete will be useful storage space, and avoid soil moisture.
5. Access to community well could be of great importance in drought years. A community spicket should be included.
6. I'm in favor of gravel and/or placed pavers parking instead of paved parking in this area.
7. In the event of not enough money to build a building, I'm in favor of a community park architectural plan included with architectural drawing contract, with a prefab restroom installed onsite. This can be completed in one year, and use funds from our grant.

Bill Burton