

Friends, I had enough time to send this last Friday, but not enough time to do a door drop to ensure that members without email, and those who don't check email every day, got it. This print spell checked ☺

So here is a belated door drop. Dag

CCRs, It always gets better, Christine

From Dag Forssell, mc@forssell.com Sent Sep 22, 2023 to the MC community

Dear [NAME],

This letter is about the process of improving our CCRs, along with a personal note.

The meeting August 21 with Berding Weill attorney Lisa Black, our manager Nichole, our Board, and, if I remember correctly, better than 20 members was delightful, impressive, and most informative. Some questions about CCRs were raised, especially by Barbara O'Neil who said she had read the governing documents with care.

I our last board meeting, September 7, I asked when the deadline for submitting suggestions for CCR edits was.

Ann Mueller told me that the August meeting was my one chance to ask questions and suggest edits. I believe that is completely false.

Ann also pointed out that I am not a member, so by implication I have no legal standing to ask questions or suggest changes.

If you peruse files here https://www.forssell.com/Skyview_HOA/ you will see that I served on the board of an 150 home HOA in Hayward for 13 of the 16 years Christine and I lived there. I have also served on the Menlo Commons board for just under two years, with a front row seat to all communications. I expect to live her for many years going forward, and to continue to serve with engineering advice, Info Directory, perhaps newsletters.

Ann did say that the board had considered the questions raised on August 21, and updated the documents. Who is "the board". To the best of my understanding, there have been no board meetings, no transparency or community involvement for the last two years.

Updating our governing documents is a major happening. It amounts to a constitutional convention. One member has put heart and soul into this for perhaps two years. That is awesome, but it does not amount to community involvement. Reading by one or three members in a two week window, followed by a single Zoom meeting does not amount to much transparency and involvement.

I did not read the CCRs with great care prior to the meeting, but I have since. There are two aspects to the CCRs. One is conformance to the law. That is Lisa's expertise. A-OK. The other is detailed rules for buildings and units. I see much opportunity for improvement for one and all, and will spell that out in following letters.

I understood from Lisa Black and Nichole that until 61 Menlo Commons members have voted YES, we have no new governing documents. If wise members withhold their votes until their concerns have been addressed, edits can and will be made. They said the process of improving -- It can only get better -- may take months, before the full measure of 61 votes are in hand.

So, I will write some about Para 8.5.10, Ceiling Radiant Heating, not to suggest edits, but to offer more understanding for those interested.

I will write about 8.5.5 Balconies and decks, not to suggest edits, but to provide some history by comparing prior CCRs.

Significantly, I will write about para 8.5.6 Air Conditioner Units. Here is opportunity for major improvement for the 90 units on first and second floors.

As the para is written, units on the third floor are welcome to enjoy very efficient heating and cooling. Units on first and second floor must not even think about cutting their heating electric bill to one fifth of what it is. I will provide detailed info and perspective so we can all have a good Town Hall Meeting before members vote. I am confident that all units on the first and second floor can have invisible, efficient, quiet heating and air conditioning. I know, I have it. I will show it. But the CCRs must be revised to allow it.

Personal:

Many of you know Christine has Parkinson's. We prefer to be very open. The day after the board meeting we saw our PCP, a wonderful geriatrician. She thought Christine's recent decline (which we blamed on Parkinson's) was due to pneumonia, and sent us to Emergency.

A day later we learned that Christine has stage 4 cancer. A week later we learned that it is all Melanoma. Three days ago, we learned it cannot be cured. Christine returns home this weekend for in-home hospice care.

You will understand if I linger a bit with the reports I promise here. In the meantime, there is no need for anyone to vote right away just because you may be encouraged to do so.

Best to all, Dag