



## Board of Directors Meeting – Minutes

Date: Monday Aug 28, 2023

Time: 6:30 PM – 7:35 PM

Location: Zoom Invite

1. Board of Directors Roll Call

Present

Bob Carlson (V. Chair/Home)

Linda Schmid (Parkside)

Margaret Warhurst (Home)

Charles Dalmon (Grandview)

John Vukasin (Chair/Tribune)

Absent

Natalie Forrest (Parkside)

2. OHHA Member and Guest Introductions and Comments

a. Members and Guests – Robert Stevens, Parkside; Robert and Becky Ridgeway, Parkside

3. General Announcements

a. Two members advised of a dog walker seen on Hillcrest walking multiple dogs at same time without leashes. Be aware when walking.

4. Replacement Board Members

Have openings for 1 board Member

a. If anyone is interested in joining the Board, please contact a board member or [OHHAHayward@gmail.com](mailto:OHHAHayward@gmail.com) (Note new email)

**Meeting Minutes and Treasurer’s Report**

5. Approval of minutes for Board Meeting held Jul 24, 2023, by consent.

6. Treasurer’s Report (John)

a. General Account Balance - \$4,819.20

b. 2023 Membership Dues – 14 of 322 (4.3%) OHHA Parcels paid dues

c. Membership Due History: 2022-21/6.5%; 2021-24/7.4%; 2020-43/13.4%; 2019-34/10.6%; 2018-26/8.1%; 2017-45/14.0%; 2016-33/10.2%; 2015-37/11.5%; 2014-33/10.2%; 2013-16/5.0%; 2012-34/10.5%

d. Payment of Dues – Use either Zelle ([OHHAHayward@gmail.com](mailto:OHHAHayward@gmail.com)) or drop off in (locked) mailbox – 2894 Tribune Ave

e. Move a portion of the balance into an interest-bearing account – Approved (5/0/0)

**Current Business**

7. Community Preservation Ordinance Presentation by City of Hayward (Bob)

a. Amber Green and Phillip Nichols presented a Community Preservation Ordinance update, workings of the department, and discussed an upcoming survey on enforcement at the Mar 27, 2023, Board meeting

- Compliance Group Tour - Bob provide update on tour – No contact, close item
- Webpage and Survey - Amber to provide webpage and survey links for the community to provide additional feedback – No contact, close item

8. Streets! (Bob/Yama Farouqi (CoH Paving Project Manager))

a. Cotati/Tribune Traffic Calming/Wrong way

1. Speed, One Way, Stop Sign Traffic Enforcement

- Bob to work with Hayward Police Department, Acting Chief Mathews, to provide enforcement; Realistically, will be difficult to assign human resources

- Bob to reach out to Acting Chief Matthews – No contact, will retry

2. Tribune/Hilcrest Chain Fence - Due to ongoing damage to street surface, dumping, and speeding/not stopping, complete Chain Fencing at Hillcrest and Tribune after paving



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3. Convert Cotati to One Way
  - Safety concern meeting unexpected vehicles coming down Cotati
  - Process - Yama advises may need Council approval. Traffic team to determine process. Would require all Cotati residents to have a say.
  - **CoH Traffic Team reviewing; If needed, discuss with Alex Ameri, Director of Public Works – John to contact Yama for appropriate City contact details**
4. Misc. Work on Tribune - **John to work with Spooner, Sanchez, and Bush property owners to send emails to Yama requesting repair/completion of curbing – Include in next walkdown**
- b. Grandview/Campus View/New Dobbel (2022)
  1. Paving
    - Adjust drainage at Campus View and New Dobbel to reduce pooling of water during 2023 Paving Work; **pave low spot to drain water to the curb across the street**
    - Hill sliding on New Dobbel - Yama to coordinate with Streets Department to determine what fix will be implemented and incorporate addition drainage where possible
      - Met with CoH Maintenance on Wed Jun 07 to discuss
      - **CoH continuing to develop solution for slide**
  2. Pavement Marking and Signage
    - West side line on Grandview and reflectors on Tribune - **To be completed after OHHA streets are paved, in the fall**
  3. Grandview Illegal Parking Impediments

City and OHHA will work with CSUEB to renew/upgrade illegal parking impediments along its property on Grandview and add refreshed signage

    - CSUEB to procure and install new signage – **CSUEB currently procuring the signs and poles; Appears new poles installed, waiting for signs**
    - Meet with CSUEB Police to review policing protocols - Enforcement responsibilities, Method of Contact, and Service level
      - Member Griff O’Neill and John met Wed Jun 07 with Acting Chief Omar Miakhail
      - **John met Wed Aug 09 Acting Police Chief Omar Miakhail – Followed up on previous conversation**
      - **Bob to include at meet with CoH Acting Police Chief Mathews**
      - **Need to elevate with City; report to CoH Code Enforcement?**
    - Large eucalyptus tree on CSUEB property on Grandview requires attention
      - **Bob to address with CSUEB – David Miller ([david.miller@csueastbay.edu](mailto:david.miller@csueastbay.edu)) Maintenance Manager (510-885-4771)**
      - **Report to CoH Code Enforcement?**
  4. New Dobbel Nora Street Interface
    - Yama to address Nora driveway concerns during 2023 Paving
- c. Call, Chronicle, Parkside, Home, and Hillcrest
  1. Walkdowns and Preparation
    - Yama providing mark-up of drawings for 2<sup>nd</sup> (confirming) Phase Walkdowns - John/Bob walked down and confirmed plan on Jun 07-09; John provided Yama with markups; Yama to complete update and produce markups for one last walkdown
    - Walkdowns to include getting input from neighbors as appropriate
    - Chronicle Selma Drainage Concerns – **John follow up with current plan - Complete**
    - **Yama, John, Bob, and Member Robert Stevens final walkdown Aug 21 and 22, Complete; Next walkdowns early Sep**



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- Paving in the OHHA area planned for Sep/Oct 2023 timeframe – Now forecasting Mid Oct
- 2. Newsletter – Advise of upcoming paving dates, contact OHHAHayward@gmail.com if any concerns or comments; Bob to prepare, Board Members to distribute
- 3. Easements
  - Only remaining streets that have easement needs are Call and Chronicle
  - Total 12 easement required (Yama)
    - 4 owners have responded, 5 yet to respond, and 3 to be issued - Complete
    - John and Bob working with Yama to source additional property owner contact information - Complete
    - All contacts made; Forecast have all signatures by mid Sep
- 4. Traffic Control for Parkside (Post Paving)
  - Suggest traffic calming scheme provided by member Robert Stevens
  - Robert Stevens provided a speed and vehicle count analysis on the Tribune/Hillcrest/Parkside area. Also provide suggested configuration
  - Work with Yama and CoH Traffic Department to develop calming measure – Address post paving
- d. Drainage
  - 1. Existing Public and Private Storm Drains will be incorporated/addressed
- e. DIA and Executed Easements

City to advise plan and timing of filing executed easements and release of DIAs with County.

  - 1. Yama working with City Surveyor and City Attorney to develop process
    - Process - Yama advises waiting on city surveyor to process - Impacts to property owners have been incurred
    - John and Bob follow up with Yama to ensure process in place and progressing; If required, letter be sent to City requesting action be taken and reference City meeting minutes – Address post paving
- f. Historical Report
  - 1. When all paving complete, work with Yama to determine total cost
- 9. Update to the City's Objective Design Standards/Hayward Residential Design Study (Bob)
  - a. Member Robert Stevens commented as to the importance of this issue and the need for OHHA to participate. John provided an update of past actions
  - b. Bob to investigate further actions
  - c. Presented to Planning Commission Aug 24
  - d. September 12th, 7pm - City Council Work Session
  - e. Formal hearing in Oct
  - f. City to present latest draft to OHHA on Sep 05 at 6:30 via Zoom
- 10. 26525 Parkside Drive Property Use and Backfill/Grading (John)
  - a. Concerns regarding property on corner of Tribune and Parkside. (1) Property being used for commercial purposes, (2) large quantities of fill being placed, (3) permits (grading) required, and (4) what is the origin and makeup of the fill material
    - John will contact Compliance to obtain information and appropriate next steps; Contacted, no response, will follow up – Address post paving
- 11. Comcast Backup Power Cabinets at 26530 Parkside Drive (Bob)
  - a. Comcast installed cabinets without proper notification of impacted residents; Site selection and installation notification process in Hayward is not consistent with other jurisdictions



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- a. No notice to OHHA subverts long standing agreement with City and OHHA – [John sent email to Sara Buizer, Acting Director of CoH Development Services Department, awaiting response](#)
  - b. Mayor/City Council Members and Council Meeting – [Bob to discuss with Mayor and Council Member as available and will attend Council Meeting](#)
  - c. Actions – Robert Stevens provided revised location of boxes; Productive meetings were held with Comcast/subs; Robert to work with neighbors to confirm location and configuration of boxes; Robert to Contact city re: utility box art program; All three unneeded utility poles to be removed; Robert to provide City with example specs for modifications in public right of way
  - d. Current Status
    1. [Three neighbors objected to the placement of the boxes; Robert Stevens working with Comcast and neighbors to resolve](#)
    2. [Suggestion to use curb protected triangle space between Parkside and Hillcrest, at Tribune; Robert Stevens to peruse with City and Comcast](#)
12. Communication (John)  
Find alternative to the use of Nextdoor as platform for OHHA community communication.
- a. Website - [Bob and John to continue to update website](#)
  - b. Welcome Package - [Natalie to develop Welcoming Package to distribute to new \(and\) existing neighbors](#)
  - c. OHHA Signs - [Add reference to website on existing neighborhood signs \(Bob and John\)](#)
13. Communication Deux (Information)  
Contacts
- a. Hayward Police Depart non-emergency - [\(510\) 293-7000, #1 and #3](#)
  - b. CSUEB Police Depart non-emergency - [\(510\) 885-3791 \(Alameda County Sheriff dispatch\)](#)
  - c. Access Hayward
  - d. Community Preservation - [510. 583. 4143 or email, community.preservation@hayward-ca.gov](#)
  - e. OHHA Website - [OldHighlands.com](#)
  - f. OHHA Email - [OHHAHayward@gmail .com](#)
14. Old Highlands School Bus Service
- a. From member Rosamaria Peralta request, John working with HUSD to understand why Old Highlands no longer is included in HUSD student bus service
  - b. John discussed concerns with multiple HUSD personnel; Finally, was contacted by responsible HUSD individual - Miguel Cruz, Director III- Facilities, Maintenance, Operations and Transportation
  - c. Cruz sent email with explanation on Jul 24, 2023
  - d. With input from Bob and Peralta/other parents, John responded on Aug 09, 2023; [awaiting response](#)
  - e. [Bob and John to meet with Cruz on Sep 13; Cruz will try to bring a bus to test route](#)

### New Business

1. [None](#)

### Next Board Meetings (4<sup>th</sup> Monday of every Month; All welcome)

2. Board Meeting – [Mon Sep 25, 2023, 6:30 pm via Zoom](#)