



**Minutes  
Open Session**

**Hiddenbrooke Property Owners Association, Inc.  
Board of Directors Meeting  
Tuesday, March 24 2015 – 7:30 PM**

**Garden Room – Hiddenbrooke Golf Club**

1) **Open Session:** Call to Order 7:30 PM – Jennifer Pollard, President

2) **Attendance/Introductions**

- A. **Board Members:** Jen Pollard, Secretary Nancy Berke, Treasurer Ian Forsyth, Director-CC&Rs Maria Andrews, Director-Contracts Allen Wildermuth Director-HARC Aya Aly and one OPEN DIRECTOR POSITION
- B. **Service Providers:** Pacific Union Property Management—Jody Burton, Elizabeth Mathern (administrative assistant),
- C. **Invited Committee Chairs and Guests:** Richard Tirrell (Welcome Center Manager), Chris Brittle (Governmental Affairs), Joyce Estes (HMD Chairperson), Fred Warren, Park (Committee Chair), Bob Schussel, Park Committee

3) **Report from Closed Session—Summary Only**

A. **Member Discipline:** Hearings & Fines – Maria Andrews

Meet & Confer hearings conducted	0
Reimbursable assessments levied	0
New fines assessed	3
Homes in collection – Pro Solutions	6
Homes with Small Claims Court Actions	15
Judgments received since last Board Meeting	0
Judgments paid off	
Problem homes discussed	6

4) **Minutes:** Motion: Approve minutes of Board of Directors Meeting on February 18, 2015 as submitted. Approved

5) **Community Forum:** *Anyone wishing to address the Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of HPOA may speak now. Each speaker should state his/her name and address for the record and is limited to three (3) minutes. Secretary will track time. #1 Jim Stone 1230 Wildwing spoke about the growing number of coyotes in Hiddenbrooke. #2. Allan Yeap requested information about the budget and the cash reserve maintained by HPOA.*

6) **Consent Calendar: Approval of Agenda, Bills for Payment and Business Conducted Since Last Meeting:**

Motion: Approve Open Agenda as submitted

Motion: Approve bills for payment as submitted by Financial Manager totaling \$ 8658.28 (Attach list to agenda when available.)

7) **CC&Rs Violation Summary:** Bret Andrews and Maria Andrews

A. **CC&Rs Violation Summary:**

Number of letters sent	48
Number of violations on hold	10
Number of violations which were resolved	26
Recommended for fine (Closed Session Hearing)	3
Emails answered/sent	127
Phone calls	24
Next Verification Drive	4/7/15

B. **Foreclosed Home Program**

Number of homes tagged with violation notice	1
Number of homes not in compliance-scheduled for hearing	0
Number of realtors/banks called	3
Number of homes that had landscape maintenance work	0

8) **Financial Report**

A. **Pacific Union Property Management:** Jody Burton

1. Financial Statements for February 28, 2015
  - a. Checking Account Balance \$59,734.00
  - b. Checking Account Balance and Certificates of Deposit \$123,599.15
  - c. Comments on any large non recurring expenditures or unusual bills
2. General comments on phone calls/problems
3. Procedure changes

B. **Treasurer – Ian Forsyth**

- C. Credit card vs. debit card for board use: due to the fact that the bank will require personal information from the users for a credit card, we will stick with the existing debit card.
1. Other

9) **Committee Reports:** *All reports are considered informational and no action needs to be taken by the Board unless requested by a Board member or a motion is shown.*

A. **Welcome Center:** Richard Tirrell reported on Welcome Center security, cleaning of the center and addressed a community complaint about an officer who appeared to be sleeping on duty.

B. **Governmental Affairs:** Chris Brittle see report attached

C. **Hiddenbrooke Maintenance District Advisory Committee:** Joyce Estes –see report attached. Also reported on information on possible approval of Orchard Park and plans

D. **Hiddenbrooke Improvement District Advisory Committee:** Chris Brittle Gave Report

E. **Hiddenbrooke Architectural Review Committee:** Aya Aly – see HARC report attached

F. **Hiddenbrooke Park Advisory Committee –** Fred Warren reported on committee activities. May opening party to be planned. To be coordinated with HPOA board. Also discussed possible security plans - noting that ideas and discussion will be forthcoming once GVRD is managing the park.

G. **Social Committee:** Jen Pollard & Nancy Berke gave report on last cocktail party. Social Committee and Welcome Committee will need new chairs.

10) **Old Business**

11) **New Business**

A. **Golf Course-** Presentation from Marcus Patterson: Proposal to add mandatory fee to make every homeowner a member of the golf club. Fee to be collected as part of annual dues. This would be voted on at the annual meeting after several committee meetings. Board approved a motion to support moving forward on discussion with the community.

B. **Annual General Meeting:** June 17, 2015 6:30 Open session first with committee reports of less than one page, then closed session afterward.

C. **Elections & Who is running**

D. **Park – HPOA Opening Party Tabled - board to meet with Park Committee**

E. **Request for three hours time with current HPOA attorney to look at Golf Course proposal and starting the process of amending the CC & Rs. Approved**

12) **Upcoming Events and Future Agenda Items:**

13) **Next Meeting:** April 15, 2015 at 6:30pm (Closed) 7:30 (Open) in the Garden Room.

14) **Adjournment: 9:20**

15) **Attachments**

A. HID Bond Background report – Byrne Conley

B. HID Letter to City, 2/24/15

C. I-80/Hiddenbrooke Parkway/American Canyon Interchange Project – Meeting  
Notes

D. HMDAC Report

E. HARC Report

## HID Bond Background

-9/9/2014 email from Byrne Conley, Chair HID Advisory Committee-

I do not have the HID materials here with me at work but will check them at home when I get the chance. Basically, when the bonds were refinanced in 2004, there were two sets of documents, dated in June and August. The August ones included new, amended language that specifically allowed the City to spend money from the HID tax proceeds on capital improvements within Hiddenbrooke upon notice the bondholders, and maintenance of a reserve equal to one year's payments plus \$1 million. The refinance captured a lower tax rate. But the City kept collecting taxes according to the original amortization schedule. The difference is significant, about \$500K per year. If I recall correctly any balance left in the fund in the last year of its existence goes back to the City general fund, but I need to double check that. Before then, however, money can be spent only to pay down the bonds or to make improvements in Hiddenbrooke. This is a protection for us as taxpayers but also for the bondholders or else the City would have transferred the surplus to the general fund long ago.

The City cannot just issue more debt. The principal amount of the bonds is fixed. No more debt could be issued without voter approval under Proposition 218.

<http://www.lao.ca.gov/reports/2014/finance/local-taxes/voter-approval-032014.aspx>

My recollection is that we voted on the 2004 refinance, but I would need to double check that. It might have been exempt because it was a refinance without an increase in the principal amount. I seem to recall it was sold as a change that would save us money.

Using the surplus creates equitable questions, because some homeowners (or their original developers) have paid off the bonds, partially or wholly. So in effect only some people are paying in now,

while expenditures going out for anything other than paying off the bonds benefits everyone whether they are still paying or not. On the other hand, it can be argued that we are all paying what we expected to pay upon purchasing our houses, and all have the option each year of paying down or paying off our share and being exempt from future year assessments, if we want, and the buy downs by developers may have been incorporated into the original purchase prices (I remember the Westchester sales guy touting that feature in their sales presentation, and in the Masters they touted how they paid HID down to \$1500 per home per year) so the people who have paid off their HID obligation have already contributed their fair share.

The HID Advisory Committee goal in meeting with the City has been to keep the City from building up ever larger surpluses because it amounts to over taxation. The City staff by contrast has an ingrained tendency to hoard money wherever it can. So far we have gotten \$1.5 million in tax reductions (in four of the past 5 years), but City staff won't recommend a permanent adjustment, claiming uncertainty as to future expenses, forcing us to lobby each year anew. We have also gotten \$1 million in early redemption of the bonds, which saves the HID about \$60K per year in additional payment to bondholders. So essentially that is \$2.5 million in tax relief.

We have been trying to get the City staff to give us a fair estimate of projects the surplus might be needed for, and to agree to further tax reductions or bond buydowns so we don't build the surplus more than necessary. Finance staff has been very reluctant to be pinned down on estimates of future needs. Public works staff has been quite a bit more candid.

The HID surplus has been used to pay for some road resurfacing (about \$250K) -- this galls us because it should be paid for by gas tax money or general fund money. The problem is that if we wait for our share based on the Pavement Condition Index that they use to allocate road funds, we will never get anything resurfaced. There are so many other

areas of the City that have deferred maintenance we would be last in line. Our feeling was that we should not allow our roads to deteriorate, especially since routine maintenance will be cheaper in the long run and keep the area nicer.

The HPOA Board has periodically communicated to the City its priority list for HID funds. This included the road resurfacing, some Welcome Center security updates, and the speed signs. Most recently it included the loan to help with park improvements.

The City would like to bill HID for putting in LED lights, and do the same thing to homeowners in Glen Cove, while using grant money entirely in the rest of the City where there are no Improvement Districts. We have resisted this to date but the price estimate dropped from \$500K to \$200K so this might be reasonable if the lights are any better, or lengthen the lifespan such that future costs were reduced. This is still an open issue. We asked the City to credit HID back with electricity savings (estimated at \$25K/year) but were met with skepticism.

One of my pitches to the City staff each year has been that we are overtaxed, with high purchase values, HMD, HID, 7 Mello Roos taxes for the school district, etc. This hits Reflections homeowners the hardest because their HID taxes were not paid down at all by the developer and are about \$3800 per year per home.

I think going forward our goal is going to be getting City staff to agree on a target surplus and putting any excess back into tax relief (either lowering the levy or paying down bonds).

--Byrne Conley



**Hiddenbrooke Property Owners Association, Inc.**

850 Hiddenbrooke Parkway  
Vallejo, CA 94591

Phone: 855 355-4762  
Listen to Options

February 24, 2015

Jon Oiler  
City of Vallejo, Finance Department  
555 Santa Clara Street  
Vallejo, CA 94590

**Re: Hiddenbrooke Improvement District annual levy**

Dear Mr. Oiler;

The purpose of this letter is to renew the annual request by Hiddenbrooke homeowners for tax relief under the HID tax, and to request that the City establish a target for future relief. We are hoping to set up a repeat meeting with you and the other Finance and Public Works officials concerned with the District's funds.

Background.

The Hiddenbrooke Improvement District was formed by the City in 1988 (originally called the Sky Valley Improvement District) to finance infrastructure improvement in Hiddenbrooke – streets, lights, water and sewer, drainage and underground electric. In 2004, the City repurchased the original bonds and refinanced the remaining balance with a new issuance at a more favorable interest rate (\$22.8 million to be paid over 27 years). As originally drafted in July 2004 and presented to Council, the refinancing documents simply provided for paying off the remaining principal, but amended documents were created, dated August 1, 2004 and August 30, 2004 to include a new “Surplus Account” under which the City could continue to charge homeowners based on the original amortization schedule, and retain the savings generated for capital projects in Hiddenbrooke. In effect the District was turned into a revolving account, available for new capital expenditures as it continued to also operate to pay down the original debt.

The Surplus Account has been growing at some \$500,000 per year, well above (actually double) the July, 2004 estimate. By FY 2009-2010 the accumulated surplus exceeded \$4 million, over and above amounts held for the next year's payment and a \$1 million required Delinquency Maintenance Account.

As a result, City staff has been meeting annually with Hiddenbrooke homeowner representatives and has recommended, and the Council has approved, tax relief for homeowners. In FY 2010-2011, \$1 million of the principal was redeemed early (resulting in about \$60,000 in reduced payments to bondholders each year going forward) and the collection from homeowners was reduced by \$500,000 (technically the levy amount nominally stayed the same but surplus was used to pay part of the levy, so tax bills went down). In FY 2011-2012, another \$500,000 in

relief was approved. No relief was given in FY 2012-2013. \$250,000 in relief was approved each year in FY 2013-2014 and 2014-2015.

Expenditures.

There have been some expenditures from the HID Surplus Account in the last few years. The account was used to fund street resurfacing in Hiddenbrooke at a cost of about \$308,000 and we expect this District to continue to fund future Hiddenbrooke street repairs, including pavement repairs to the Napa County portion of Hiddenbrooke Parkway and St John's Mine Road. Four radar speed signs were purchased at a cost of \$40,000, and there was a recent allocation to purchase new stop signs for the Welcome Center as well as re-mark the lanes approaching the Welcome Center to provide two full lanes.

The Surplus account may also be called upon to fund erosion repairs along St. John's Mine Road (stemming from a large winter storm in 2005), sometimes referred to as the "utility corridor" through which water, sewer, etc. is connected to Hiddenbrooke. The extent of this exposure for such costs is uncertain, as the necessity for improvements, their scope, and any required environmental mitigation measures are all open topics of discussion. However City staff has advised that even under the broadest estimate this should not cost more than \$750,000 – and it should be emphasized that the City has not agreed to any liability for erosion, nor that any erosion has been caused by City utilities. Further the City has re-engineered proposed drainage improvements (as Mr. Kleinschmidt advised us last year) in an attempt to reduce costs and avoid the necessity of triggering any mitigation obligations. (Note that St. John's Mine Road is a private road not open to the public, but also is subject to a City easement for utilities and provides potential alternate access for City emergency vehicles.)

Going forward.

The chief issue presently for the City regarding HID is to determine how much should be reserved for future road maintenance. We have been asking for several years now that staff prepare an estimate for the total expected cost for periodic resurfacing. This has not yet been done formally (the Public Works Department advised at our last annual meeting that the 10 year estimate would be about \$2 million).

1. We would like to see a reasonable target level of funding estimated, so that the City can in turn determine a target amount for holding in the Surplus Account, and in turn, make tax relief for Hiddenbrooke homeowners more regular and certain. We understand that there may be a desire not to commit to a fixed amount of tax relief without regard to future events, but a target could be set (for both the amount retained in the Surplus Account and the amount added each year) and left in place subject to adjustment if unexpected needs arise. This might be revisited periodically, perhaps every 5 years.

2. It is important to understand that the current Surplus exceeds the amount needed to fund the projects above by a significant amount; therefore, the tax burden in addition to causing equity issues (discussed below) is not justifiable.
3. There should be no plan to accumulate Surplus simply to roll over to the general fund at the end of the bond, since that would be inconsistent with the District's purpose of funding capital improvements in the District area, and Hiddenbrooke residents would seek to have any remaining funds contribute to an earlier retirement of the bond instead.

Equity issues.

There are other good reasons for trying to make tax relief more certain. First, Hiddenbrooke homeowners are heavily taxed already. The homes are of recent construction (1999 forward) and thus have high base values under Proposition 13. In addition to the Improvement District, there are special taxes for a Maintenance District (\$650 per home) and eleven different Mello Roos taxes for the School Districts (nearly \$2000 more per home).

Further, there is a tax equity issue involved. Some of the developers paid the Improvement District bond liability down entirely; others paid it down partially, so that some homeowners pay nothing for HID bonds, and others pay fixed amounts in a range of \$1200-\$2100 per year. Other developers did not pay them down at all, and the owners of those homes (particularly, in the Reflections development) are billed \$3591 per year for HID. The Orchards subdivision was excluded from the District and also pays nothing towards it. Thus any new capital improvements funded from the Surplus Account benefit everyone, but are being paid for by only some of the homeowners, and the tax burden falls very unevenly.

We therefore think the District funds should be used sparingly, and the Surplus Account used for tax relief to the extent reasonably possible.

Background document references.

The Official Statement of the Vallejo Public Financing Authority for the issuance of the 2004 bonds indicates, at pages 30-31, that the bonds are subject to a potential voter initiative under Proposition 218 to reduce the levy, at least as long as reduction would not interfere with timely retirement of the District Bonds. The 8/30/04 First Supplemental Agreement between the City and Wells Fargo as Successor Fiscal Agent, at Section 5.08, indicates that the levy will be in an amount at least sufficient to pay principal and interest plus administrative expenses for the ensuing fiscal year, taking into account Improvement Levy Fund balances. Sections 5.18 and 5.19 go beyond this, however, to also indicate that the levy can be reduced to an amount estimated to be not less than 103% of the annual debt service plus administrative expenses, and separately covenants not to set the levy below that amount. The Indenture of Trust, at Section 5.06 (c) indicates that the Surplus Account be used to "pay costs of public capital improvements that the [Vallejo Public Financing] Authority determines are of benefit to the District (as defined in the Fiscal Agent Agreement)." (Thus the funds must be spent in Hiddenbrooke, and only on

Jon Oiler  
City of Vallejo, Finance Department  
February 24, 2015  
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capital improvements.) Section 5.06 (d) also indicates the Surplus Account can be used to redeem bonds early or to reduce the levy in the current or succeeding fiscal year.

Further action requested.

As indicated, we'd like to meet with City staff in the next several weeks and consult on the above referenced issues. Specifically, we would:

- a) ask that the City staff provide estimates of the long term pavement needs in Hiddenbrooke,
- b) agree to a target for a Surplus cap, to be reviewed every five years, and
- c) provide annual reductions in the bond levy, consistent with the cap above.

With these agreements we would then be able to join staff in supporting a recommendation to the City Council.

Thanks for your attention to this and your continuing courtesies to us.

Very Truly Yours,



A. Byrne Conley  
For the HPOA  
H.I.D. Advisory Committee  
Work: 925-932-3600  
Cell: 925-437-3903

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## Memo

**Date:** March 24, 2015  
**To:** HPOA Board of Directors  
**Subject:** HMDAC Monthly Report

The HMDAC hasn't had a meeting since January and the next quarterly meeting of the committee will probably be in May. The following items are in progress:

1. **Annuals at waterfall and in front of the Welcome Center** are not looking great. Burton has been notified that they need water or will need to be pulled. Replacement plants have not been chosen but will probably be the purple/lavender daisy with some white daisies.
2. **Controllers on the Parkway:** Burton is in the process of getting a bid from John Deere to replace ten controllers on the parkway. The money will be taken out of the amount budgeted for the entrance way project with no overhead added. Expect cost to be around \$50,000. It started out at \$80,000 but since we are doing so many, we are getting a better deal. Controllers will be radio fee which means we will eliminate on phone bill a month.
3. **Dog Bags:** 20,000 ordered 3/20/15. To be reimbursed through HPOA/HMD.
4. **Drought still a problem.** Waterfall at entrance will continue to be off.

**State Water Board Expands and Extends Emergency Water Conservation Regulation** per press release 3/17/15 which was posted to HB-News. The rules could take effect in 10 days and remain in effect for 270 days. New regulation won't allow watering 48 hours following measurable precipitation and provides for water agencies to set policies on the number of days per week that customers can water lawns, etc. which could be two days a week or other measures to achieve 20 percent reduction in water consumption. Stay tuned for further information.

**Easter Egg Hunt** scheduled for 4/4. Sent request to City not to mow on Wed. before.

5. **Engineer's Report** has been completely rewritten and old information removed. The budget for 2015-2016 has been drafted. The budget will now be only the current year budget.

6. **Extra Work** Order has been requested to plant missing plants in areas like: Orchards, Reflections Park, Overlook & Olivewood, Bennington Drive by the blue mail box, and Bennington Park (one tree). Hope for planting to be done by May but Burton believes we can plant year around in Hiddenbrooke without losing plants....not sure HMDAC committee agrees with that.
7. **Hiddenbrooke Park maintenance** is still a problem because GVRD does not yet have the master lease and can't make decisions.
8. **Hiddenbrooke Parkway Median** is under construction. Almost all plants have been removed to the trail head. We expect to have planting done by May. Limited plants will be put back...plan is for one or two rows depending on plant size as we must now stay back about a foot from each side leaving about 9' of planting area. The only one row plant is Little John. Other plants are Japanese Irish, (Fortnight Lilly), Pittosporum, tobira Wheeler, Rhapsiolepis – Ballerina Indian Hawthorne (has pink flowers). All are tough plants and should do well in the area. Area will be barked.
9. **HMD Assessment 2015-2016:** Current HMD Assessment is \$650.80. Maximum as of 7/1/14 is \$671.49. Committee expects \$25 per year increase effective July 1, 2015.
10. **Holiday Lights** are still on the first five trees on in the inbound lane. Made third request to Burton on 3/18 to get them turned off.
11. **Inspection cost by Burton (\$60,000)** still seems excessive given that we can only add items to punch list once a month, so why are we paying for weekly inspections. Can't seem to get this cost reduced.
12. **LMD Overhead Committee** is being discussed with the City. The problem did make the City Council list of items it wants to review this coming year.
13. **New Contractor Bid** will go out so bid opening will be late May is the latest word from Burton.
14. **Next Monthly Inspection** will probably be late April. So far Coast is doing a good job of getting a written report to us.
15. **Utility Corridor** is still an issue. City has had inquiry about proceeding with work. Chris Brittle has been notified to follow up. We are still pushing the City to take the remedial work out of the HID Fund which has \$4 million on excess funds. The cost could exceed \$700,000. City is not happy with the list of what the agencies want done. Don't know if the V-Ditches which were budgeted at about \$35,000 will be done by June 30, 2015.
16. **Wells:** Discussed with Burton whether we should research getting some wells for HMD or letting water accumulate in the three big catch basins on Landmark and pump the water, but this could be expensive. We are considering doing research on this, but if we are limited to two days per week in watering, it may make no difference..



**Minutes**  
**Hiddenbrooke Architectural Review Committee (HARC)**  
**Garden Room, Hiddenbrooke Golf Club**  
**Wednesday, March 11, 2015**  
**7:00 PM**

1. **Call to order:** 7:04 PM
2. **HARC Committee Members:** Steven Lane (Chair), Stephne Elliott, Chris Brittle  
Absent: Marcelline Mahern
3. **HPOA Board/ CC&R Manager:** Absent - HPOA Board liaison: Aya Aly
4. **Invited Guests:** Mrs. Sandhu, Jim Mahern
5. **Minutes:** February minutes were approved prior to the meeting
6. **Items approved by HARC Committee in February and applicants notified:**
  - 1212 Landmark/ Mares – retaining wall
  - 1563 Landmark/Arrozal – nonconforming fence
  - 3052 Overlook/ Xu – landscape plan
  - 1896 landmark/ Zhang – landscape plan
7. **Items denied and request for resubmittal:**
  - 2618 Marshfield/Sandhu – addition of cement and front yard landscaping
8. **Solar applications by Chair Steven Lane**
  - 1567 Landmark/ Wimsatt – solar
  - 2850 Thornbury/Cavole – solar
  - 5014 Staghorn/Davis – solar
  - 1455 Landmark/DiMaggio –solar
9. **New projects:**
  - a. **1658 Landmark/Lozada - tree removal and nonconforming gate (approved 3 to 0)**

Mr. and Mrs. Lozada requested approval to remove two cypress trees on the street side of their garage as it was eroding the stone work. They also wanted to remove and replace a mature tree as it damaged by the wind and created a hazard. During site visits it was also determined that their gate was nonconforming. The committee approved the removal of the cypress trees . The City street that was severely chopped on the left side of the driveway must be replaced with the same tree or another tree on the City’s approved list of street trees. Sycamores are no longer approved for Hiddenbrooke, and the committee noted that some trees on Landmark have been replaced with a Chinese Pistache.

They were further directed the owners to grind and remove the roots before replanting. The owner must also water the new trees to ensure it survives. The fenced gate is to be replaced with a conforming gate that is constructed similar to the existing fence and includes lattice work on the upper portion.

**b. 2618 Marshfield/ Sandhu – addition of cement and landscaping of front yard. (approved 3 to 0 )**

The applicants installed a large section of cement along their driveway and front fence that was in excess of the amount of cement allowed in the Design Guidelines. A letter had been sent to the owner directing them to provide a drawing to indicate the amount of cement that was poured. Prior to providing the information, the applicant removed a large portion of the cement. The remaining portion was approved by the committee. In addition, the committee required that plants be added along the perimeter of the new cement to make it less visible. The committee further directed the applicants to refer to approved plant list and replace the plants along the left side of their front lawn and they agreed. The committee was also concerned with the condition of a mature tree that was severely trimmed. The owner agreed to replace it if it did not survive with an approved tree. The replacement of the small tree that was removed on the right side was required. A fruit tree requested by Mrs. Sandhu was acceptable to the committee

**9. Upcoming Projects and Issues:**

a. 1797 Durrow Court - Large custom home and covered pool.

A preliminary presentation was made in September. Comments were received and the applicant is expected to return in a few months with an updated

**10. Minor Projects:**

There was one minor projects approved that did not require a submittal:

a. 1402 Highgate Road/ Alsenia – the installation of a water softener

**11. Issues Discussed:**

a. The committee is continuing to gather information to make a recommendation to the Board regarding the use of artificial turf.

b. Items regarding the timing to complete approved projects was tabled.

**12. Board Reports:** none

**13. Future Meetings:** The next meeting is scheduled for Wednesday, April 8, 2015 .

**14. Adjourned:** 7:35 PM