

# Meadowmont Property Owners' Association

Board of Director's Meeting

Tuesday, January 12, 2016

Draft Minutes

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**Call to Order:** The meeting was called to order at 7:00 pm by President Don Cooper at 2285 Cedar Lane, Arnold.

## **Roll Call**

Don Cooper	President	BRC/ Signs & Junk	Present
Bill Nelson	Vice President	BRC	Absent*
Dick Brockett	Secretary/Treasurer		Present
Dave Gallagher Sr.	Director	Trees / EPPOC	Present
Jill Micheau	Director	Fire Program	Present
Paul Gonzales	Director		Present
Pete Slagle	Director	Signs & Junk	Present

**Quorum was attained.**

## **Members In Attendance**

Rod Cummins

Jim Boyer

## **Others In Attendance**

Don Shinn, Manager in Transition

## **Establish Quorum / Introductions:**

\*Discussion followed on the reported resignation of Bill Nelson. No written resignation has been received.

## **Open Forum Homeowner's Concerns:**

Mr. Cummins reported that his driveway was blocked by snow removal. He was pleased with the response by Fire Chief Mike Johnson and supervisor Oliviera who cleared his problem.

Mr. Boyer asked that Don Shinn introduce himself. Don introduced himself to those in attendance and shared his qualifications.

The Board and Don agreed on the original job description and that Don would start effective 1/1/16 and take Minutes. Dick will work with Deon to prepare a formal contract.

**Agenda Review** The Agenda was accepted as published.

**Approval of Prior Meeting Minutes** 12/8/15 Dave noted that the EPPOC information he provided was not in the minutes. Motion Dave to postpone their approval until Dick has them updated second Pete, motion carried.

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**Treasurer's Report** The financial report was reviewed. Motion Pete to accept the report, second Dave, motion carried. Discussion followed on the fact that the current approved CC&R have not been recorded and the old document is being provided by the title companies. Dick & Don will work on this.

Our CD is at Compass Bank and it was noted that their Angels Camp office has closed and they are now located in Sonora.

Discussion followed on adding new mandatory members due to new home construction. Directors were asked to provide Dick with these new homes so he can verify and update the membership.

**President's Report** No report.

**Manager's Report** No report

## **Committee Reports**

- a. Building No report Don noted that there is a new short section fence at the street in front of 2381 Camanche. Don will provide a photo for the BRV to process this.
- b. Trees Dave submitted information to Don regarding 2705 Black Oak Dr who apparently removed trees without prior approval. Don to format a Hearing letter for Dave to approve and the owners are to be invited to the next meeting to review the reported CC&R violation.
- c. EPPOC Report No Meeting. Next meeting 2/3/16.
- d. Signs & Junk No report

## **Old Business**

- a. Fire Program Update No report
- b. New Director's Orientation Don will provide information to the new board members.
- c. Review Director Terms Discussion followed.

## **NEW BUSINESS**

Welcome New Manager / Open Discussion

**Executive Session** Not conducted. Dick will contact Deon Stein to develop a Management contract.

**Adjournment:** Motion Dave to adjourn at 7:55pm second Paul, motion carried. Next meeting will be Tuesday February 9<sup>th</sup> at 7:00pm. Draft Minutes respectfully submitted by Don Shinn, Association Manager for Dick Brocket Secretary  
Approved 2/9/16