

# Meadowmont Property Owners' Association

Board of Director's Meeting

Tuesday, April 12, 2016

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
Dave Gallagher Sr.	Vice President	Trees / EPPOC	Present
Dick Brockett	Secretary/Treasurer		Present
Jill Micheau	Director	Fire Program	Present
Paul Gonzales	Director		Absent
Pete Slagle	Director	Signs & Junk	Present
Director	Vacant		

**Quorum was attained.**

## **Members in Attendance**

Helen Gallagher

## **Others in Attendance**

Don Shinn, Association Manager

**Open Forum / Homeowner's Concerns:** None

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

## **Approval of Prior Meeting Draft Minutes 3/8/16**

Motion Dave to approve the 3/8/16 Draft minutes, second Pete, motion carried. The EPPOC Report was approved. It was agreed that Draft Minutes will not be posted on the website. Draft minutes may be sent to members upon request. It was confirmed that the December Minutes on the website are a duplicate of November. Pete offered to recreate the minutes for approval and posting.

**Treasurer's Report** Dick handed out the financial report and reviewed it with the Board. Motion Dave to accept the report second Don C. motion carried. Jill abstained.

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**President's Report** Discussion followed on the current member count. Board to keep Bill Nelson informed as he is returning to Arnold. Don S. offered to order the plaque for Bill, this was OK with Don C.

**Manager's Report** Don reviewed his action item report. Don will speak with 2122 Camanche about cleaning up his yard.

It was estimated that there will be 75 people at the BBQ. Don to confirm invitation to Mike Oliveira. Don to provide a mike for the PA system.

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By consensus the Board approved having Deon complete Exhibit A&B on the new Bylaws.

## **Committee Reports**

- a. Building Review (BRC) Don C reported that the BRC approved a deck replacement on Country Club.
- b. Trees Dave noted that he continues to inspect and approve removal of dead trees. There were 8 properties with 26 dead trees.
- c. EPPOC Dave read his report of the 4/6/16 meeting copy attached.
- d. Signs & Junk No new information.

## **Old Business**

Fire Wise – Jill reported there is a community meeting on May, 7. She showed the signs and plaque provided by Fire Wise to MPOA. She is working on a grant application with other local HOAs.

Annual Meeting Discussion followed.

Spring Newsletter Helen is finalizing the Newsletter along with the 2016-17 Budget reports & disclosures as required by DS.

Manager Contract Don is working on this with Dick.

## **NEW BUSINESS**

2016/17 Budget Discussion followed. Motion Dave to approve the 2016-17 Pro Forma Budget as submitted by Dick, second Pete motion carried. This will be included in the mailing..

Discussion followed on the insurance cost for the lot owned by MPOA. The Board approved having Deon submit a letter regarding disposition of the lot.

The Board approved having Deon submit a letter regarding the question of raising dues when there is operating savings in place.

**Adjournment:** Motion Dave to adjourn to executive session at 8:50 pm second Dick, motion carried.

Next meeting will be Tuesday May 10 at 7:00pm.  
Draft Minutes respectfully submitted by Don Shinn, Association Manager  
for Dick Brocket Secretary