

MEADOWMONT PROPERTY OWNERS' ASSOCIATION, Inc.

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Minutes of the March 10, 2015 Board of Directors meeting

Approved April 12, 2015

1) Call to order: 7:00 p.m.

2) Roll call:

Present:

**Don Cooper, Dave Gallagher, Sr., Dick Brockett,
Jill Micheau, Ward & Jalyne Redman**

Absent:

Bill Nelson

Guests:

Paul Gonzales; Helen Gallagher

3) Open Forum: Paul Gonzales introduced himself and noted his interest in the community and MPOA. He submitted a bio and stated he plans to be a long-term resident who would like to serve on the Board. Helen Gallagher updated the Board regarding an issue of flooding in roadside ditches, particularly on the Southern half of Bonanza Way. Public Works can make sandbags available to help with such water issues. There is also a problem with people burning pine needles in ditches alongside roads; one can burn on private property but not on County property. 3' from road (inclusive of roadside ditches are generally County property which prohibits individuals from burning in such roadside ditches. Members were also alerted to a new County policy requiring proof of address/residency to leave waste at the Avery Transfer Station. Be prepared to show id and proof of street address. Helen also asked if the Annual Meeting should be held at a different part of White Pines Lake where there are new tables and a beach parking lot. Ward Redman agreed to check into it. The area is called Rotary Grove. It was agreed that there was a need to confirm if there was power at that location.

4) Minutes: Approved with one correction.

**Motion: Don Cooper; Second: Dave Gallagher, Sr.
Unanimous**

5) Treasurer: Report by Dick Brockett. The February report was reviewed. MPOA spent \$897.0 more than income as expected. More costs will be anticipated for the Spring mailings. Payments received total 1,121 members; members subject to collections has dropped to 45. There were no property transfer fees received in March; there were four in February. Process of sale status is at 18 properties, but this figure can vary wildly.

6) President: Reported by Don Cooper. He reviewed an email received from a resident regarding the discussion of a proposed dues increase. This was referred to the Treasurer for research.

7) Manager: Reported by Jalyne Redman and Ward Redman. Ward gave an update on the status of his work with County Code Compliance who had issued a Notice of Violation. Ward is meeting with a representative from that department. There is a 90 day period for the first notice; it then goes to a judge who issues a warrant and a fine for the matter. Then there is 30 days for compliance; if nothing is done, the County may do the work, give the individual the bill and a property can lose their property for failure to pay said clean-up bill issued by the County. Jalyne updated the Board on the proposed schedule for the Spring newsletter. She indicated the Fiscal Year End Report is due for inclusion per Davis-Stirling.

8) Committees:

a) Building Review: Reported by Don Cooper. Review/approval completed for a proposed deck rebuild on Meadowview at Fern; bedroom addition for a house on Meadowview. An inquiry had been received for a home on Antler, with plans to be submitted.

b) Trees: Reported by Dave Gallagher, Sr.

**6 properties inspected
20 trees approved for removal
10 cedar 5 pine 5 fir**

**issues include: dead trees; septic and building needs
Reminder: MPOA lot at 1475 Rawhide has a dead tree that needs to be removed; thistles need to be cleared.**

c. EPPOC: Reported by Dave Gallagher, Sr. Meeting was March 4th at the Firehouse. District 3 Supervisor Olivera gave an update on State Recycle compliance needs which is affecting the County. In 2016, Red Hill will not take

green yard waste. There is a Town Hall Meeting at the Moose Lodge on April 28th at 5:00 p.m. John Wyon, Resident CHP Officer, made 102 stops with 48 warnings and 5 DUI arrests. Bertha Underhill at CCWD is involved with the County General Plan which is conducting environmental studies and getting permits to dredge Mill Pond at White Pines. Bob Doten gave an update on business promotion activities which may include a Fishing Derby. Tedde Paul, representing State Farm spoke on insurances for Associations.

d) Signs & Junk: Reported by Don Cooper. A painting sign has been taken done. There is still a junk concern on a property on Camanche. Ward Redman stated that the sign of concern on Highway 4 is in a CalTrans easement and does not come under MPOA jurisdiction.

9) Old Business: The Board reviewed the VIP/Firewise programs. It was noted there was a great need to recruit new inspectors for the VIP program. Recommendations were made to have one VIP for every 50 properties. Jill Micheau agreed to head up an effort to recruit VIP's and to work towards launching a Firewise program contingent upon achieving a success and well-staffed VIP program.

10) New Business: None

11) Adjournment: 8:12 p.m. Motion by Dave Gallagher, Sr.
Second by Dick Brockett
Unanimous

Respectfully Submitted,
J. Redman
MPOA Manager