

**MEADOWMONT PROPERTY OWNERS' ASSOCIATION, Inc.**

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**Minutes of the April 14, 2015 board of directors meeting**

**Approved May 12, 2015**

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

**2) Roll call:**

**Present:**

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

**Absent:**

**None**

**Guests:**

**Mr. and Mrs. Vahle; Mara and William Rosenhart; Linda  
Wiate; Susan Gonzales; Jim Boyer; Paul Gonzales; Helen  
Gallagher**

**3) Open Forum: The Board granted permission for the issue of chickens in MPOA to be discussed during open forum. The CC&R's specifically prohibit poultry. However, a resident wished to obtain permission to have hens for her son's project, which included life skills. She indicated that the City of Menlo Park permitted poultry. The Manager stated that while sympathetic the rules were very specific and the Board had received complaints about roosters and poultry in the past which they had had to address by enforcing the CC&R prohibition. After discussion, she requested that the CC&R's be revised to allow poultry. No action. The audience indicated that they appreciated the Spring Newsletter specifically its extensive fire safety coverage. Questions were asked about the budget and the fact that MPOA's financial cushion is declining. That amount was built up over years of not paying for required insurances. The cost of needed/required insurance coverage no longer permits such funds to be put aside. A comment was made that there are a lot of wild turkeys in the**

subdivision. This is blamed on residents feeding wildlife which is illegal, except for songbirds.

**4) Minutes:** Approved with one correction.  
Motion: Don Cooper; Second: Dave Gallagher, Sr.  
Unanimous

**5) Treasurer:** Report by Dick Brockett. The March report was reviewed. Interest on the 18 month CD is 1.15%. MPOA spent \$1646.00 more than income as expected. More costs will be anticipated for the Spring mailings, which are estimated to be close to \$2,000. Payments received total 1,121 members; some activity in property sales is being noticed. 17 newsletters were returned as undeliverable and the Treasurer is following up with address corrections. Due to the newsletter, 2015-16 dues are beginning to come in. Invoices for dues will still be sent out. The Treasurer in response to questions on actual number of lots will research past merges and double check the count. The report was accepted on a motion by Bill Nelson, second by Don Cooper, unanimous.

**6) President:** Reported by Don Cooper. The topic of visible street address/number signs was discussed. There is a program through the Sheriff's Department that offers street address number signs. \$18 for a single face and \$20 for a double face which is a good deal. It was mentioned that the VIP Inspectors also do a street address check and make notes for those lots whose address is difficult to see from the street. The recommendation is 4" letters seen from all directions street side. This is especially necessary for emergency responders.

**7) Manager:** Reported by Jalyne Redman and Ward Redman. The Spring newsletter has been mailed; business cards for Board members were distributed.

**8) Committees:**

a) **Building Review:** Reported by Don Cooper. Approval granted for a room addition on Meadowview; a garage request on Pine and an exterior painting request. BRC will review the proposed remodel of the AICal Building for General Dollar. Changes are 99% internal. It was noted that MPOA does not collect dues from commercial lots. A request was made to check on a garage construction project on Rawhide.

b) **Trees:** Reported by Dave Gallagher, Sr.

6 properties inspected; inc. one complaint  
7 trees approved for removal

2 cedar 5 pine  
issues include: dead trees; bark beetle

c. EPPOC: Reported by Dave Gallagher, Sr. Meeting was April 1<sup>st</sup> at the Firehouse. The District Manager for SPI gave a report on the Love Creek Timber Harvest Plan for 2016-2017. There is a delay due to the Rim/King fires. There was a loss of over 16,000 acres in the Rim fire and SPI is planning to replant 1.2 million trees. SPI is not required to replant after fires, but has chosen to do so. The Resident CHP Officer stopped 70 cars and made 3 DUI arrests. Supervisor Olivera spoke and indicated that the County Yard Waste is trying to get burn permits; the County Budget process commences the first week of June and Avery Transfer Station requires ID prior to dumping, i.e. tax bill; rental agreement or bill with street address/name. There will be a Town Hall meeting April 28<sup>th</sup> at 6pm in the Moose Lodge. Gary Whitson, Forester for Cal Fire reported that the drought is killing trees. A yellow color indicates that the tree is in the process of dying. It is recommending that the tree be removed, with any slash as soon as possible and/or the trunk be covered with plastic to keep out the beetle. He indicated it is a waste of time and money to spray. Bertha Underhill stated that the CCWD proposed rate increase has been frozen for this year; working on permits for a pipeline update. Bob Doten spoke for Calaveras County Economic Development indicating that there may be an Arts Festival at Cedar Center on Father's Day with 20 booths and a possible Fishing Derby is being planned.

d) Signs & Junk: Reported by Don Cooper. Sign removed on Pine and one on Country Club. No update from Code Compliance as the employee is on vacation. Ward is to double check if Code Compliance is reviewing both the house on Comanche and on Fern.

9) Old Business: a. Fire Program. Jill Miceau updated the Board. She has worked with Pete from Blue Lake Springs and Lee to organize and revitalize the VIP program for MPOA. The newsletter was sent out with information and training dates for potential VIP's. First class is April 27<sup>th</sup>; second is May 4<sup>th</sup>. Jill is recommending that the Board do something to express appreciation for the volunteers. The Board agreed to authorize \$200.00 for related binders and supplies on a motion by Bill Nelson, second by Dave Gallagher, Sr., Unanimous.  
b. Appointment of Board member. Paul Gonzales was appointed to the MPOA Board on a motion by Dave Gallagher, Sr., second by Bill Nelson, unanimous.

10) New Business: a. Chickens in Subdivision. Discussed during Open Forum. CC&R's prohibit poultry. No action.  
b. Paper/electronic newsletters – Jill Miceau. Jill made a recommendation to transition to electronic newsletters. Ward addressed

**Davis-Stirling requirements and Jalyne addressed internal compliance issues. No action.**

**c. Burn Permit Information – Jill Micheau. Burn Permits will be required effective May 1<sup>st</sup>.**

**d. Purchase of MPOA computer. After discussion the Board authorized Helen Gallagher to purchase the MPOA computer for \$1.00. On a motion by Bill Nelson, second by Don Cooper. Unanimous, one abstention. A second motion by Bill Nelson, second by Don Cooper authorized the addition of the MPOA printer for \$1.00. Unanimous; one abstention.**

**11) Adjournment. 8:40 p.m. on a motion by Dave Gallagher, Sr.; second by Bill Nelson. Unanimous.**

**Respectfully Submitted,  
J. Redman  
MPOA Manager**