

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

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**Minutes of the May 12, 2015 Board of Directors meeting**

**Approved June 9, 2015**

**1) Call to order:**

**7:00 p.m.**

**2) Roll call:**

**Present:**

**Dave Gallagher, Sr.(late), Dick Brockett,  
Jill Micheau, Bill Nelson; Ward & Jalyne Redman**

**Absent:**

**Don Cooper; Paul Gonzales**

**Guests:**

**Dr. Ladd Smith, Peter Slagle, Ray Perasco, Kathy Kuhn,  
Rod Cummins**

**3) Open Forum:**

**Director, Jill Micheau informed the Board that the past month's speaker regarding the prohibition of chickens in the development was working on having the CC&R's revised to allow same. Said member was in the process of forming a committee to request an amendment. Various Board members remarked on their experience with updating/amending CC&R's stating it was extremely expensive and time consuming and past efforts were unsuccessful due to the need of an approval vote of the membership. Board members expressed their appreciation of her desire to work with the Board and within the process. Dr. Ladd Smith spoke requesting approval of a fence and submitted documentation for the request. His request was approved by BRC representative, Bill Nelson. Ms. Kathy Kuhn submitted an approval for tree removal which was also approved.**

**4) Minutes:**

**Approved as read.**

**Motion: Dick Brockett; Second: Jill Micheau.  
Unanimous**

**5) Treasurer:** Report by Dick Brockett. The Treasurer summed up recent checks that were written including payment for printing, lot cleaning and the post office box. He has worked with the Association's accountant on the income tax which have been prepared and submitted. 140 members have paid their dues "early" as dues checks are coming in; the date for dues is July 1<sup>st</sup>. Early receipt is attributed to the newsletter. Expenses over 100% of budget are mostly due to the updating process of the website which had extra charges, printing, and insurance costs. As of this report, 1124 paid members; 908 are mandatory and 216 are voluntary. No property transfers this month; real estate is picking up again.

**6) President:** Don Cooper - absent. No report.

**7) Manager:** Reported by Jalyne Redman and Ward Redman. An update on the election process was given. The new Board, per the new CC&R's is composed of 7 members. Currently, six vacancies are filled; one is unfilled. Three Board members have two year terms and are not up for reelection, i.e. Bill Nelson, Don Cooper and Dick Brockett. Dave Gallagher, Sr. and newly appointed Jill Micheau and Paul Gonzales are "technically" up for reelection. A request for nominations will be mailed out with the dues statement, however, if fewer names are received than vacancies, no election will be held and current Board members will continue serving. Duties of the Directors are to manage the Association, enforce the CC&R's, operate with fiduciary responsibility, etc. Approval for the request for nominations mailing was approved on a motion by Jill Micheau, second by Dick Brockett. Unanimous.

**8) Committees:**

a) **Building Review:** Reported by Bill Nelson. BRC is reviewing plans for a deck update and other building changes.

b) **Trees:** Reported by Dave Gallagher, Sr. No report this month.

c. **EPPOC:** Reported by Dave Gallagher, No report as did not attend meeting this month.

d) **Signs & Junk:** No report.

**9) Old Business:** a. **Fire Program.** Jill Miceau updated the Board. VIP program is going well. They have put the inspectors' binders together; 15 volunteers have joined the program. The first inspections are finished and second inspections will begin promptly. Rod Cummins joined a discussion on

the Fire Wise community designation. Blue Lake Springs is not a Fire Wise community and is asking other HOA's to join. There are grants which require Fire Wise status. Jill Micheau volunteered to look into the process; Rod Cummins stated he has worked on such grants and would be glad to help with the process. The Board was also informed by Rod Cummins that CCWD had shut water off on sections of Pine Drive so as to install valves which allow for sectional shut-downs. Dave Gallagher, Sr., mentioned that several events were planned for Arnold, including an Art to Adventure Expo on Father's Day; HOA's were agreeing to have booths at the event and Helen Gallagher has volunteered to man a booth. It was agreed that the matter would be discussed at the next meeting.

10) New Business: Election – discussed during the Manager's report.

Adjournment: 7:43 p.m. on a motion by Bill Nelson, second by Dave Gallagher, Sr. Unanimous.

Respectfully Submitted,  
J. Redman  
MPOA Manager