

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

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**Minutes of the June 9, 2015 Board of Directors meeting**

**Approved August 11, 2015**

**MPOA ANNUAL PICNIC ~ SATURDAY, JULY 11, WHITE PINES PARK**

**11:00am ~ NO COST BBQ FOR ATTENDEES**

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

**2) Roll call: Present:  
Dave Gallagher, Sr., Dick Brockett, Don Cooper,  
Jill Micheau, Bill Nelson; Ward & Jalyne Redman  
Absent:  
Paul Gonzales**

**Guests:  
Pete Slagle; Helen Gallagher**

**3) Open Forum: Dave Gallagher, Sr., noted that certain fire hazards had been missed in this year's inspections. If they are not cited, no follow-up through the VIP/CDF citation process can really be done. He has been receiving complaints from residents; one specific complaint has to do with a homeowner using cardboard as a ground cover. The Board discussed other alternatives to dealing with these issues for the safety of the community. It was noted that many inspectors were new to the job and had done their best; it is somewhat of a subjective process.**

**4) Minutes: Approved as read.  
Motion: Bill Nelson; Second: Dave Gallagher, Sr.  
Unanimous**

**5) Treasurer: Report by Dick Brockett. Page one of the report, the Balance Sheet, is status quo. Page 2 shows activity during May, including one**

member paid 14-15 dues, five property transfers and various charges for accounting fees, lot clearing, postage for dues invoice/Board Candidate nominations mailing. On page 3, property owners have paid their 15-16 year dues early; due date for this year's dues is July 1<sup>st</sup>. 45 mandatory members are subject to collections, a great improvement. Currently, there are 956 members an increase from 920 noted last November. As properties sell, mandatory members increase. Bill Nelson expressed appreciation to Dick for his hard work and great job as Treasurer, noting how detailed and explicit his reports were. Other Board members expressed their agreement.

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

**7) Manager: Reported by Jalyne Redman and Ward Redman**  
The Annual Picnic is not taking reservation checks this year, so there isn't really an accurate count process, although in past years, actual attendance could not be matched to reservations received. It is estimated that the Picnic will have between 50 and 75 people in attendance. Dick offered to contact George who provides the food with a revised estimate. The required nomination mailing took place, being included in the dues invoice mailing; no names were received, hence there will not be an election with which bring a cost savings to the Association. The election mailing is expensive. The Board agreed that the Manager should see if a representative from CCWD could be scheduled to speak regarding water conservation and fining procedures.

**8) Committees:**

**a) Building Review: Reported by Bill Nelson. BRC's attention was directed this month to: request for a fence; deck on Pine Drive; another deck and a house that is starting on Antler. These were all approved.**

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

**Properties Inspected: 10**

**Trees Approved for Removal: 24**

**2 oak; 7 pine; 6 fir; 9 cedar**

**Tree removals are generally approved for many reasons, including Bark Beetle; Dead Tree; Structure Threat; Construction Needs and Dying Trees.**

**c. EPPOC: Reported by Dave Gallagher: Attended the June 3<sup>rd</sup> meeting at the Fire House. The Resident CHP Officer made 97 stops resulting in 47 verbal warnings, 30 citations, 2 arrests, 2 DUI's, 2 felony arrests. Law enforcement is still looking for information on the hit and run that occurred near**

CDF. There will be a Rim Trail booth at the Arts & Adventure Expo; docents will guide hikes that day; for every \$1 received for the Rim Trail, 97cents goes directly to the trail. CCWD reported they are still in the permit process for the pipeline upgrade; may need to stop construction for all major crowds. Joel Metzger spoke on water conservation – County/water districts could be fined up to \$10,000/day for failure to meeting conservation mandates. Edible plans may be watered an extra day. MPOA will post more information on the MPOA website, however initial fines are a verbal/written warning; 2<sup>nd</sup> is \$100 and flow restriction; 3<sup>rd</sup> is 200 and 4<sup>th</sup> violation may be up to \$500 and possible misdemeanor. CCWD offers rebates for upgrading appliances; Ace Hardware offers free water conservation equipment including shower timers and dyes to catch leaks in toilets. For more information check the website [calaverasconserves.com](http://calaverasconserves.com). White Pines Lake will be lower this year; no EPPOC meeting next month; the August meeting is requesting attendance by HOA managers. Bill Nelson asked the Board to recognize Dave's hard work at White Pines Lake where he spent a day spreading two tons of sand.

d) Signs & Junk: Don Cooper/Bill Nelson – No information to date from the County regarding the property on Comanche or on Fern. The Committee may address the cardboard ground cover issue as part of Signs and Junk.

9) Old Business: a. HOA Booth at the Art and Adventure Expo. Helen Gallagher briefed the board on the requirements and what types of information the booth could present to the public. She noted no other HOA's planned to have booths and she did need help manning it. After discussion, the Board noted that it might be better not to present at that event, but to have a booth at the Annual Meeting.

b. Fire Wise Program progress and requirements was discussed by Jill Micheau who offered to attend the next meeting contingent upon Board support. At this time, it is an information gathering process; it will require more volunteers/support and property owner involvement but has great potential to increase the safety of MPOA. The Board expressed concerns regarding property owner apathy, but support the program. Jill agreed to attend the meeting and report back in August.

c. There will not be an election held this year. This will result in considerable cost savings. Pete Slagle expressed interest in the remaining vacant position and agreed to be appointed during the August meeting.

10) New Business: None

Adjournment: 7:50 p.m. on a motion by Bill Nelson, second by Dave Gallagher, Sr. Unanimous.

Respectfully Submitted,

6/10/15

**J. Redman**  
**MPOA Manager**

6/10/15