

Meadowmont Property Owners' Association, Inc.

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Minutes of the December 9, 2014 Board of Directors meeting

Approved, January 13, 2015

1. Call to Order: Don Cooper called the meeting to order at 7:00 p.m.
2. Roll Call:
Present: Dick Brockett, Bill Nelson, Jill Micheau
Don Cooper, Dave Gallagher, Sr.,
Managers:
Jalynne Redman, Ward Redman

Absent: None
3. Guests: Bill Hunton; Rod Cummins
4. Open Forum: Bill Hunton asked questions about the new website. The site went live this week, but a few glitches remain. New materials are being posted to the new website and the old one will be shut down. The link is: www.meadowmontpoa.com. Rod Cummins updated the Board on the Pine Drive cul-de-sac. The County place two "no parking" signs; the signs restrict parking in a limited area between designated areas but not the entire cul-de-sac as expected.
5. Minutes: The Minutes for the November 11, 2014 were approved with no correction. On a motion by Bill Nelson, second by Dave Gallagher, Sr. Unanimous.
6. Treasurer's Report: Presented by Dick Brockett. November showed little change; the dues status is encouraging. Total paid members equals 1,106; 53 members are delinquent and subject to collections; five additional dues payments were processed. MPOA has a total of 1,421 lots and 1,295 owners of record. After discussion and based on the Treasurer's recommendation, it was agreed that \$20.00 should be paid for annual membership in the Independence Hall which needs community support.

7. President's Report: No report.

8. Manager's Report: Manager, Jalyne Redman gave an update on the new website which has now gone live, requesting that Board members and others carefully go over it and let her know if corrections are needed. She then briefed the Board on the status of the proposed Assessment Policy and Collections Policy stating, on the advice of the MPOA attorney, a Resolution was needed in order to authorize the implementation of a fines and said policies. After discussion, the Board authorized the Resolution with one addition of a "supersede clause" inclusive of the required membership mailing and agreed on an implementation date of February 1, 2015. The Resolution was approved on a motion by Bill Nelson, second by Dave Gallagher, Sr. unanimous.

9. Committee Reports:

A. **BRC** – Bill Nelson Reported:
A resident proposed to build a house, but has no plans as of yet. Bill referred him to Don Cooper of the BRC and Dave Gallagher, Sr., of the Tree Committee for additional assistance.

B. **TREES** – Dave Gallagher, Sr., Reported:
1 property has been inspected;
0 complaints received and followed-up on;
1 trees authorized to be removed;
i.e. a pine.

C. **EPPOC** – Dave Gallagher, Sr., Reported:
The December meeting was focused on having HOA Presidents from the area attend and discuss the challenges their HOA's had faced during 2014. Additionally, Bertha Underhill spoke for CCWD, giving a status report on grant applications for the new pipeline. MPOA announced their new website and that there has been an improvement collecting past dues. Serafina's Restaurant will be closed January and February.

D. **SIGNS AND JUNK** – Don Cooper Reported:
No Action. Don Cooper stated several properties needed attention. Most political signs were down.

9. Old Business: After discussion the Board agreed, with minor changes suggested by Dick Brockett, to approve the proposed (a) Violaion &

Fine Policy and (b) Assessment Collection Policy. On a motion by Dave Gallagher, Sr., second by Jill Micheau. Unanimous.

10. New Business: Don Cooper noted that given the high cost of mandatory printing, mailings and some one-time attorney fees, the Board may need to consider increasing the dues to \$24.00 a year. Ward Redman noted that such an increase needed to be addressed during the budget preparation process for next fiscal year. Cost of insurance has risen in one area, despite the Treasurer's best efforts to ensure competitive rates. The Davis-Stirling Act is that part of the California Civil Code which governs HOA's such as Meadowmont. This Act is specific as to procedure, inclusive of required notices to the membership; the bulk of which must be done by first class mail. These mailings are costly and do impact the budget. No action taken.

Bill Nelson discussed the adverse impact and illegality of feeding wild animals. After discussion it was agreed to put a notice in the next mailing.

11. Adjournment 7:40 p.m. on a motion by Dave Gallagher, Sr. and a second by Jill Micheau. Unanimous.

Respectfully submitted,
Jalynne Redman, MPOA Manager