

# Meadowmont Property Owners' Association, Inc.

P.O. Box 213, Arnold, CA 95223-0213

Phone: (209) 795-1973

WEBSITE: [www.meadowmontpoa.com](http://www.meadowmontpoa.com) ~ E-MAIL ADDRESS: [manager@meadowmontpoa.com](mailto:manager@meadowmontpoa.com)

## Minutes of the January 15, 2015 Board of Directors meeting

Approved February 10, 2015

1. Call to Order: Don Cooper called the meeting to order at 7:08 p.m. Due to a scheduling conflict, the meeting was moved to the Conference Room in the Lemke Building.
  
2. Roll Call:  
Present: Dick Brockett, Bill Nelson, Jill Micheau  
Don Cooper, Dave Gallagher, Sr.,  
Managers:  
Jalynne Redman, Ward Redman  
  
Absent: None
  
3. Guests: Ten Attendees
  
4. Open Forum: Jim Boyer pointed out two discrepancies in the recent mailings related to the new MPOA policies. He requested that consideration be given to rewording the sections for clarity.
  
5. Minutes: The Minutes for the December 9, 2014 were approved with no correction. On a motion by Dave Gallagher Sr., second by Bill Nelson. Unanimous.
  
6. Treasurer's Report: Presented by Dick Brockett. Reviewed balance sheet page 1; page 2 shows that from July through December 107% of budgeted dues had been received; improved collection due to new invoicing system. There is a large expense due to the upgrade/change in the website with one time only software set-up charged. Insurance coverage costs need further review as MPOA's is higher than comparable HOA's. Page 3 (FYI data) summarized as: 1,115 paid members of 1,421 properties; significant improvement as noted above; 49 members are subject to collections. MPOA is unique due to a legal challenge where non-mandatory properties become mandatory HOA members upon title change.

7. President's Report: No report.

8. Manager's Report: Manager, Jalyne Redman gave an update on the new website and stated that she would appreciate suggestions for the Spring newsletter to be given to her by the end of February.

9. Committee Reports:

A. **BRC** – Bill Nelson Reported:  
Update on changes to the Yellow Dog Inn where an easement between the Inn and a neighbor's property (CCWD easement) has resulted in a request for approval of a fence and a loss of several trees. This is a CCWD matter due to the easement. *The land and trees mentioned are those of CCWD and CCWD's property; thus the matter is not within the jurisdiction of MPOA.* Additionally, there is a lean-to that has been constructed without permission on Venado which requires review. .

B. **TREES** – Dave Gallagher, Sr., Reported:  
2 properties have been inspected;  
0 complaints received and followed-up on;  
Total of 9 trees authorized to be removed;  
Barkbeetle issues.  
Another lot has significant barkbeetle issues and the property owner has been contacted numerous times to no avail. Ward Redman volunteered to work closely with Joan Lark of Ebbetts Pass Fire on the matter.

C. **EPPOC** – Dave Gallagher, Sr., Reported:  
No meeting held in January.

D. **SIGNS AND JUNK** – Don Cooper Reported:  
No Action. Don Cooper stated several properties needed attention and requested that three letters be sent to property owners and Code Compliance.

9. Old Business: . None

10. New Business: 1) Peter Padelford from Blue Lake Springs, updated the Board on the Fire Wise Program and its requirements. He gave an overview of progress made in Blue Lake Springs and the positive impact such a program has on bringing back insurers who have since chosen not to insure properties in the area due to fire issues. He has undergone extensive training and Blue Lake Springs is in the process of applying for a Fire Wise designation.

The State Insurance Commission is working to help with the insurance issue and the more HOA's who participate and receive a Fire Wise designation, the better. Mr. Padleford explained:

1. First phase is to unload fire fuel on properties; clear ground area and limb trees 15' to 20' above the ground. This reduces heat and combustion, allows fires to travel up high and saves homes;

2. Fuel treatment ~ private land boarders many subdivisions; 9.7 miles around the subdivision of BLS is being scheduled for a 300' foot fire clearance; i.e. clean out brush, thin brush/trees, etc. This is not a clear cut project, but work to eliminate ground fuel. \$400,000.00 is the estimated total cost for this project with monies possibly coming from the SRA fund.

3. A third proposed project is to put a fire clearance ring around the Ebbetts Pass area; SPI is a huge partner in this effort. Right now there is a recommendation to remove ground fuel near Fairway/Crystal on the rim and limb trees up 25' to help with this need.

The Rim Fire was very expensive and took a huge effort to save Sonora; the State is focusing on fire prevention to abate such costs in the future. Fire Wise is a specific designation and application process that requires an assessment, committee, action plan, one day information event and \$2.00 per capital dollar input ~ the latter can be met through VIP hours. Once these aspects are completed, the HOA submits an application. Each HOA has an individual designation. For more information check out the BLSVIP.com website and/or the Calaveras County Fire Council.

2) Dave Gallagher, Sr., introduced a property owner who spoke about a recent dog issue where her pet was killed by two neighboring dogs. After discussion, on a motion by Bill Nelson and a second by Dave Gallagher, Sr., the Board directed that a letter regarding compliance with the CC&R's regarding dog control should be sent to the property owner.

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

Respectfully submitted,  
Jalynne Redman, MPOA Manager