

Meadowmont Property Owners' Association

Board of Director's Meeting

Tuesday, March 8, 2016

Minutes

Page 1 of 3

Call to Order: The meeting was called to order at 7:01 pm by President Don Cooper at 2285 Cedar Lane, Arnold.

Term
Exp

Roll Call

| | | | |
|--------------------|---------------------|-------------------|---------|
| Don Cooper | President | BRC/ Signs & Junk | Present |
| Dave Gallagher Sr. | Vice President | Trees / EPPOC | Present |
| Dick Brockett | Secretary/Treasurer | | Present |
| Jill Micheau | Director | Fire Program | Absent |
| Paul Gonzales | Director | | Present |
| Pete Slagle | Director | Signs & Junk | Present |
| Director | Vacant | | |

Quorum was attained.

Members in Attendance

Helen Gallagher
Jim Boyer
Jeffery & Tiffany Houle and child.

Others in Attendance

Don Shinn, Association Manager

Hearing The Houles agreed to have an open Hearing. They explained that they removed 4 trees next to their home that they felt were dangerous and feared for the safety of their new born child. A family member did the work and was not available for comment. They are first time owners and were unaware of the CC&R approval requirement. Discussion followed, they left the meeting. The Board will review this in Executive session following the Board meeting.

Open Forum / Homeowner's Concerns:

Mr. Boyer asked the Board to post draft Minutes on the website along with approved Minutes. All approved Minutes are on the website. Per DS, draft minutes are to be made available to members 30 days after a meeting. Mr. Boyer will be sent draft minutes.

Agenda Review The Agenda was accepted as published.

Approval of Prior Meeting Draft Minutes 2/9/16

Motion Dave to approve the 12/8/15 and 2/9/16 Draft minutes, second Pete, motion carried.

Meadowmont Property Owners' Association

Board of Director's Meeting

Tuesday, March 8, 2016

Minutes

Page 2 of 3

Treasurer's Report Dick handed out the financial report and reviewed it with the Board. Motion Dave to accept the report second Pete motion carried.

President's Report Discussion followed on debris burning & removal of downed logs. Don was authorized to make some changes to the website and add links to various sites of interest to members.

Manager's Report Don reviewed his action item report. It was agreed to send a violation notice to 2122 Camanche to clean up their yard that is full of yard sale debris. Don to copy letter to Pete for review.

Don reviewed the CC&R history. He will post the official CC&R on the website. He advised that he is picking up Voice mails and emails.

Committee Reports

- a. Building Review (BRC) All OK, Paul agreed to serve on the committee and was appointed.
- b. Trees Dave noted that he continues to inspect and approve removal of dead trees. There were 14 this month.
- c. EPPOC 3/2/16 see attached report from Dave.
- d. Signs & Junk Pete advised on temporary construction signs that he is tracking.

Old Business

Fire Wise – Jill reported prior to the meeting that she has received items upon approval of our application.

Annual Meeting Dave confirmed that White Pines park is reserved from 10am to 1pm on 7/9/16. Mike Oliviera will be invited. Same BBQ as last year. Discussion followed on terms of office, the meeting notice and ballots. Call for volunteers to be on the website and in the Newsletter.

Website Updates and changes in process.

Newsletter Helen working on this during the meeting.

Welcome letter Under review

Manager Contract Don is working on this. The Board was OK with a 1 year agreement rather than a month to month with an opportunity to correct a problem by either party prior to termination.

Meadowmont Property Owners' Association

Board of Director's Meeting

Tuesday, March 8, 2016

Minutes

Page 3 of 3

NEW BUSINESS

2016/17 Budget Discussion followed. Mr. Boyer disagreed with raising the dues. Point of order; Paul asked that open discussion from the floor be limited to the open forum.

Motion Paul to increase the assessment to \$24 in order to balance the budget, died for lack of second.

Further discussion followed.

Motion Paul to raise the dues 20% / \$4 second Dave motion carried, Pete voted No.

Mr. Boyer was against this due to operating funds in savings.

Adjournment: Motion Dave to adjourn to executive session at 9:25pm, second Pete, motion carried.

Next meeting will be Tuesday April 12 at 7:00pm.

Draft Minutes respectfully submitted by Don Shinn, Association Manager
for Dick Brocket Secretary