

Meadowmont Property Owners' Association, Inc.

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MINUTES OF THE OCTOBER 14, 2014 MEETING

Draft - Unapproved

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

Absent: None
3. Guests: Mr. and Mrs. Lee Vahle
4. Open Forum: Lee Vahle updated the Board on the results of this year's VIP/Fire Inspection program. 121 lots were not inspected due to a lack of volunteers. 551 lots were inspected and cited as first time violations; 96 were found to be non-compliant during the second inspections. 5 lots were not inspected a second time. CalFire is still inspecting improved properties. There is a serious need for more volunteers to join the ranks of volunteer fire inspectors for the VIP Program. Lee Vahle also updated the Board on the new FireWise (Fire Prevention) program. Blue Lake Springs is currently working on obtaining FireWise certification and it is recommended that MPOA do the same. Blue Lake Springs may be eligible for up to \$250,000.0 in grant money for extra fire safe matters. MPOA might qualify if certain criteria are met and an estimated \$4,000.00 in extra funds could be made available to MPOA for fire safety. The program also allows homeowners to be able to better obtain property insurance. 95223 is currently uninsurable except by Lloyds of London due to fire concerns. Training for VIP's starts in Spring; generally April.
5. Minutes: The Minutes for the September 9, 2014 were approved as written, on a motion by Bill Nelson and a second by Dave Gallagher, Sr. Unanimous.

6. Treasurer's Report: Presented by Dick Brockett. Page one of the report provides a snapshot of the budget as of the date of the meeting. Year-to-date indicates 101% of projected receipt of annual dues. 1,084 members have paid of 1,421. 939 are mandatory; 482 voluntary. There are 257 vacant lots. There are an estimated 269 full-time residents; a slight increase. 511 lots are unknown as to full-time, part-time or rental status. Members subject to collections has been reduced from 118 reported last month to 71. The second mailing of the dues notice strongly increased receipt of dues. Mandatory insurance coverage remains a very large portion of the MPOA budgetary expense. The report was accepted on a motion by Dave Gallagher, Sr. and a second by Bill Nelson.

7. President's Report: No report.

8. Manager's Report: The newsletter is out. An email had been received and a new potential Board member may attend the November meeting. The website continues to be a work in progress. The coding language needs to be updated and the appearance modernized.

9. Committee Reports:

A. **BRC** – Bill Nelson Reported:
3 proposed projects inspected; 1 phone call pending. The new system of postcard notices that is being coordinated with the Calaveras County Building Department and the MPOA Secretary/Treasurer seems to be working.

B. **TREES** – Dave Gallagher, Sr., Reported:
6 properties have been inspected;
14 trees authorized to be removed
Authorized removal based on: one complaint;
potential property damage.

C. **EPPOC** – Dave Gallagher, Sr., Reported:
Meeting was held October 1st.
As of November 1st there will be a resident CHP, i.e. John Wyon. The new bike law requires a three foot clearance and cars can go over the yellow line to yield such clearance. CCWD is planning to dredge Dunbar Ditch. CCWD reports a 22% conservation percentile which is greater than the State as a whole. We need at least 5 years of good winters to bring the water back in New Melones. Bear Valley should open Thanksgiving according to Supervisor Merita Callaway. Mike Johnson, the new Ebbetts Pass

Fire Chief spoke regarding the Department. A fire like the King Fire could happen here. The Board agreed that the next newsletter should stress fire safety and the need for more VIP's. EPPOC meeting attendees were updated on the status of Bear Valley Ski Resort. 135 members of the coop have dropped out. The village was not bought by Skyline; Skyline will focus on managing the ski resort/mountain. New snowcats and a snow making machine will be purchased. Additional updates included: a snow park will be created at Cottage Springs; the Arnold Pantry is taking over the Hub restaurant. The site of the former Blue Coyote will be the Soldier's Daughter a vegetarian restaurant. Dollar General continues to look at two sites in Arnold. October 20th is the last trail building day. The annual GABA holiday party will be held November 20th at Sequoia Woods.

D. **SIGNS AND JUNK** – Don Cooper Reported:
No Action.

9. Old Business: Discussion occurred regarding the proposed Assessment Collection Policy and Violation and Fining Policy. The Board had received the updated version reflecting changes made by the MPOA attorney. Corrections were requested and the Manager agreed to retype the polices for one last review by MPOA Attorney, Deon Stein.

10. New Business: None.

11. Adjournment to Executive Session:
The meeting adjourned at 8:13 p.m. to Executive Session on a motion by Dave Gallagher, Sr., and a second by Don Cooper. Unanimous.

12. Executive Sesson: The Board met briefly to review a personnel matter. The Board in Executive Session decided to grant an increase in monthly compensation to the Manager, in the amount of \$50.00, noting no increase had been granted for two years. The Board than returned to regular session.

13. Adjournment 8:17 p.m. on a motion by Bill Nelson and a second by Jill Micheau. Unanimous.

Respectfully submitted,
Jalynne Redman, MPOA Manager