

# *Meadowmont Property Owners' Association*

Board of Director's Meeting

Tuesday, October 10, 2017

Draft Minutes

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**Call to Order:** The meeting was called to order at 7:02 pm by President Don Cooper at the Chapel in the Pines meeting room.

## **Roll Call**

Don Cooper	President	BRC/ Signs & Junk	Present
Dave Gallagher	Vice President	BRC	Present
Paul Gonzales	Secretary	BRC	Present
Dick Brockett	Treasurer		Present
Pete Slagle	Director		Present
Larry Sikma	Director	Signs & Junk	Present
Michael Wever	Director	BRC (Newly Added)	Present

**Quorum was attained.**

**Others in Attendance** Don Shinn, Mgr, Absent

**Approval of Prior Meeting Draft Minutes** Motion Pete to approve the Draft Minutes of the Sept 12 Meeting, second Don, Motion Carried; All agreed.

**Open Forum / Homeowner's Concerns:** No members in attendance.

**Agenda Review** The Agenda was accepted as published.

**Treasurer's Report** Dick Brockett, covered the Treasurer's report and noted highlights:

1. There are 40 properties currently in the SALE process, most he's seen in years.
2. Late Dues Payments number is noted as 156, this is the most ever, and Dick will go back to check his numbers and records.
3. Liability Insurance payment for following years insurance is coming due, and it has gone up again, roughly about \$500 dollars. Dick is checking another quote from another insurance carrier to see if there is a more inexpensive coverage for the same insurance coverage. Currently cost is approximately \$8500. If cost is close to the same then we will continue with current insurance coverage and accept the increase. Dick to report on this next months meeting.

Dave motioned to accept the Treasurer's report, Pete Seconded, All were in favor.

**President's Report:** Don posed a question to the Board; "Should the Board do something in relation to Fire Hazards currently being seen in Northern California?" Perhaps in relation to evacuation plans, routes, etc. After discussion, Board agreed that the best place for this forum and information was via the Newsletter coming out in November and to have Don Shinn include the most current information on evacuation routes, tips for fire prevention and similar information. Maybe lessons learned from CalFire on the Northern Calif recent fires would be helpful. Don's point being that we want MPOA members to think more about precautions, and evacuation scenarios.

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**Manager's Report** : Don Shinn, manager was absent on a coordinated trip. Paul covered for him as Secretary, and discussions on Managers action item list was covered.

- a. Concerning 2022 Comanche property, although Don Shinn is working with that homeowner in trying to get him to clean up property. The property on recent views by other Board members still appears to be in disarray mess. Further, Dave reports 4 neighbors complaining about the state of the property. Consensus from Board was that Don Shinn should continue to work with owner, however, Board has decided to schedule a hearing as per our by laws and in response to MPOA owner complaints to the Board. We feel obligated to follow through with a hearing. Don Shinn is to schedule a hearing at the soonest opportunity.
- b. 2289 El Dorado property, Trees approved to come down by Dave. Completed on managers actions.

**Committee Reports**

**1. BRC**

- Don Shinn needs to send written approval of fence to be put up on the Rawhide property that Paul Gonzales inspected. The owners have agreed upon the dispute of boundary. Verbal approval was given by Paul, but Don needs to send out a written approval of their fence request.
  - Paul suggested that Mike Weaver be appointed to the BRC committee in lieu of Paul as the 3<sup>rd</sup> BRC member to give him more engagement and duties with the MPOA BOD. Mike agreed and Board approved the Switch and assignment of BRC duties to Mike henceforth.
2. **Trees** Dave Gallagher reports that for the first time, He has no reports of any tree removal requests or any trees cut down this past reporting period.
  3. **Signs & Junk** Larry reported nothing to report; no Signs downed.
  4. **EPPOC:** Dave covered the 4 Oct EPPOC report highlights.  
Reminder to Board of the Oct 25<sup>th</sup> Ceremony of the Blagen Water CCWD project. Also reminder to provide comments to Mike Olivera on the Marijuana Initiative.
  5. **VIP** No report, Jill Micheau not in attendance.

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**Old Business**

- A. Attorney Stein's review of the Bylaws confirmation needing no CPA Review as necessary as revenue is below the \$75k limit per Bylaws and Davis Sterling was reviewed with Dick, as he was absent in Sept meeting. Dick acknowledges he is aware of the Attorney reviews findings.

**NEW BUSINESS** None

**Adjournment:** Motion; Dave to adjourn the meeting at 7:46 pm , second, Larry motion carried. Next Meeting will be Tuesday Nov 8, 2017 at 7:00pm. Brief discussion that there will probably not be a meeting in December.

Draft Minutes respectfully submitted by Paul Gonzales, Secretary