

# Meadowmont Property Owners' Association

Board of Director's Meeting

Tuesday, January 8, 2019

Minutes

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**Call to Order:** The meeting was called to order at 7:01 pm by President Don Cooper at the Chapel In the Pines meeting room.

## **Roll Call**

Don Cooper	President	BRC	Present
Dave Gallagher Sr.	Vice President	Trees / EPPOC / BRC	Present
Paul Gonzales	Secretary		Present
Dick Brockett	Treasurer		Present
Pete Slagle	Director	Sign & Junk	Present 7:15
Larry Sikma	Director		Present
Michael Wever	Director	BRC	Present

**Quorum was attained.**

**Board Minutes: Dec 2018** Motion to Accept with one change on Address 1641. Dave Gallagher motion to accept, Second Larry Sikma, motion carried w/ All agreed.

**Members in Attendance:** Colleen and Jordan Dienger of Pine Drive, Arnold.

**Others in Attendance** Don Shinn, MPOA Manager was Absent due to Illness. Paul Gonzales, Secretary, took meeting minutes notes.

**Open Forum / Homeowner's Concerns:** Colleen and Jordan Dienger briefed the Board on their concern over the property at 1740 Pine Drive. They objected to and were offended by the new home paint color being an off Bright Yellow Mustard colored paint. Considered it obnoxious along with other surrounding neighbors. Wanted to know if the Board could change the MPOA CC&R to address prohibiting of obnoxious home colors. Board answered the answer was No, we cannot address this issue to the homeowner, nor is it possible to change the CC&R without a Vote by all Members of the Arnold community who are members in good standing. Colleen asked if she could do a petition with neighbors to present that homeowner to change the color. Answer was yes, she is free to pursue a petition as a private citizen and homeowner neighbor. Colleen felt the color was so bad it would bring down property values surrounding that home. She will do a petition and present to homeowner of 1740 Pine.

\_\_ Separately, Jordan Dienger asked about the property formerly the Golf Course adjacent to Pine Drive, does MPOA Association own it, and who's responsible for the dead trees that are adjacent to his property? Answer was No, that is not owned or controlled by the MPOA homeowners association. Board referred him to contact the POC Paul Canton and/or John Lark of Ebbets Fire Dept to address his issue.

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

**Approval of Prior Meeting Draft Minutes** Accepted and approved.

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**President's Report** No Report Given by Don. But personal observation by Don, he has 51 trees on 1/3 acre property. Dave relayed that about 40 trees per 1 acre is desirable amount.

**Treasurer's Report** Dick Brockett handed out and reviewed the financial report and discussed paid member status and advised that everything is in order. Of note, The new insurance carrier shows a higher D&O rate of \$4067.00, up from approx. \$3000. A new Insurance Bond at \$483.00 in effect for fiduciary. Also, 101 Non Mandatory MPOA members have now paid their dues current. Of Mandatory members, 66 have not paid.

**Manager's Report** Don Shinn absent due to illness; No Report.

**A. Committee Reports**

**BRC**

- a. Discussion of Paint Colors on homes, and specifically 1740 Pine Dr, Yellow house.
- b. Dave, Fence in question from Diagram, was ok and approved.

**B. Trees** Dave Gallagher reported 12 Properties inspected for trees, 3 were dead from Bark Beetle and approved to be cut down.

**C. EPPOC** No meeting held in January 2019, next scheduled meeting will be Feb 6, 2019.

**D Signs & Junk:** Larry will follow up with Don Shinn on letter being sent to 1942. Also Don Shinn should send a letter to 2928 Venado to move vegetation and junk. Will follow up with Manager. 2885 Black Oak Ct, now looks good and cleaned up.

**Old Business**

- A.. Houle's made the 2<sup>nd</sup> payment on their fine for improper cutting of trees. This matter is cleared and finalized to satisfaction for Board.
- B. 1475 Rawhide, the MPOA owned unimproved lot will be looked at by Mike Wever for dead tree clearing.

**NEW BUSINESS** Below:

- A. **Don Shinn's, MPOA Managers annual contract** to be presented, discussed and signed by Feb 2019 Board meeting. Discussion of concerns to be addressed with Don Shinn by Paul Gonzales

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- B. Jill Micheau, Former Board Member and VIP /Firewise Program Manager** gave an update of the VIP fire prevention inspection program for Meadowmont.
- a. The VIP program for 2018 was in disarray and unorganized this past inspection season due to CalFire inaction. Calfire has determined that they will no longer support or need VIP inspections programs in Calif, with the Exception of the Arnold VIP program. The outstanding work and program such as Meadowmont and Blue Lake Springs, is a model to be followed and new Calfire rep Steve Hewlett will support our VIP program. However the new improved database collection system was an abject failure and did not work for automation. Jill continued to use the manual system, spending many hours inputting data personally. As a result of this disorganization and Calfire being overwhelmed with fires this past season, No Inspection notices results went out to anyone in Meadowmont, nor were any 2<sup>nd</sup> inspections scheduled or done. Paul Gonzales suggested we continue with the VIP program, because it will be transparent to residents, and we want the good results to continue. Use the old system that was used as before. Jill and Board agreed. No 2<sup>nd</sup> inspections will be done, too late for that. But she will be preparing for the new VIP season, and efforts need to be pursued to recruit new VIP inspectors, as many have left, and the burden of inspecting a disproportionate number of properties are falling to a few.
  - b. Jill will be preparing an article for the MPOA Spring newsletter to address the VIP program with homeowners.

**Adjournment:** Motion Dave Gallagher to adjourn the meeting at 8:36 pm, Second Larry Sikma; motion carried. Next Meeting will be Tuesday, Feb 12, 2019.

Minutes respectfully submitted by Paul Gonzales, MPOA Secretary.