

Meadowmont Property Owners Association

Board of Directors' Meeting

October 12, 2021

Minutes

Call to Order: The meeting was called to order at 7:03 pm by President Dave Gallagher, at the Chapel in the Pines Cabin 1.

Roll Call

Dave Gallagher Sr.	President	Trees / BRC	Present
Michael Wever	Vice President	BRC/Signs/Junk	Present
Dick Brockett	Treasurer/Secretary		Present
Larry Sikma	Director	PRC 44291	Present
Director			Vacant
Director			Vacant
Director			Vacant

Quorum was attained.

Others in Attendance: Don Shinn, Association Manager

Approval of Prior Meeting Draft Minutes Motion Larry to approve the Minutes of September 14, 2021 as written, second Mike, motion carried.

Open Forum / Homeowner's Concerns: No Members

President's Report .Dave noted that it's time to winterize homes. He described new antennas on fire hydrants for the new water meters to be installed by CCWD.

Treasurer's Report Dick distributed the September monthly report which was reviewed. Motion Dave to accept the report, second Larry, motion carried. Dick to prepare year end financial report for the Newsletter mailing.

Manager's Report

Don updated the Board on his recent activities.

Blagen road bridge is completed, Kline's pool water is blue, Health department contacted by Don. Don found no campers on properties around Dollar General. EPFD has inspected ½ of vacant lots in Meadowmont with 18 violations sent. Deon Stein advised via email of new state statutes regarding STR. He advised that limiting rentals would require a CC&R amendment with 50% approval. This would only affect future owners. He agreed that rental recommendations could be added to the Bylaws. He noted that \$10 late fee can be charged every year a member does not pay their assessment. Deon will send 2021 statute books for the Board. Stored trailer on Black Oak Ct has been tagged by Hwy Patrol.

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Committee Reports

BRC Dave advised that he approved new roof, bear safe and garage door. He also approved new retaining wall on Rawhide lot. He noted that sheds over 120 sq ft require county permit.

TREES Dave advised that he has approved tree removals for Venado & Dalmatia. Trees were removed by the owners on Carson Hill.

SIGNS & JUNK Mike removed a commercial sign on Country Club but it was reinstalled higher on the tree. He will take care of this.

PRC 4291 Larry advised that 2 cited properties have not taken care of violations. Discussion followed on 2873 Quartz and 2251 Country Club.

It was agreed to hold Hearing for both properties at Nov 9 Meeting. Don to send notices.

EPPOC Meetings still being held via Zoom. Recent Minutes were sent to the Board and they are now posted on **eppoc.org**.

Old Business. Deon's items reviewed earlier.

New Business: Newsletter Items were discussed.

Motion to adjourn not approved;

Discussion followed on Dick's suggestion that MPOA purchase a dedicated computer system for MPOA accounting. Dick will provide a list of items with costs for review and approval at Nov 9 meeting. Dick will consider hiring help in his office to mail dues reminder notices.

Adjournment: Dave adjourned the meeting at 8:00 pm . The next Meeting will be on Tuesday November 9th at 7pm at Chapel in the Pines cabin 1 .

Draft Minutes respectfully submitted by:

Don Shinn Association MGR