

# Meadowmont Property Owner's Association

## Board of Directors' Meeting

November 9, 2021

### Minutes

**Call to Order:** The meeting was called to order at 7:00 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

Roll Call: All present / Quorum was attained.

Others in Attendance: Don Shinn, Association Manager

Members:

Jon Faust

Stine Jackson

Derrick Wydick

Kenneth Grogan 7:10 Hearing

Richard Bauer 7:30 Hearing

**Approval of Prior Meeting Draft Minutes** Motion Dick to approve the Minutes of the Oct 12, 2021 Draft Minutes as written, second Mike, motion carried.

#### **Open Forum / Homeowner's Concerns**

Member John Faust offered to serve on the Board

Member Stine Jackson is a new Member and may be interested in serving on the Board.

Member Derrick Wydick was interested in serving on the Board.

General discussion followed. Members were asked to attend meetings and the Board will consider appointing them to a term that will expire at the July 2022 Annual Membership Meeting

Member Kenneth Grogan arrived for his 7:00 Hearing at 7:10 pm

Member Richard Bauer arrived for his 7:00 Hearing at 7:30pm

**Hearing 2251 Country Club** PRC 4291 & CC&R violations of stored forest debris on the property. Member Grogan agreed to have this matter discussed openly. Larry explained his fire safety violations. Member agreed he was in violation. Discussion followed. Member agreed to work on removing debris and will try to be in compliance by Dec 14, 2021 Board meeting. Larry will inspect property status prior to next meeting for compliance with possible fine if no effort is made. Member left at 7:18 pm.

# *Meadowmont Property Owner's Association*

Board of Directors' Meeting

November 9, 2021

Minutes

**President's Report** Dave wished everyone a Happy Thanksgiving.

**Treasurer's Report** Dick distributed the October monthly report, it was reviewed. Motion Larry to accept the report, second Mike, motion carried. The MPOA Year end, cash basis, Financial report was mailed to the Membership with the Fall/Winter Newsletter.

## **Manager's Report**

Don updated the Board on his recent activities. Don advised that his contract is up for renewal on Jan 1, 2022. Paul Gonzales, former Board member, will be asked for the copy of the contract and the signed agreement for the December Agenda.

## **Committee Reports**

**BRC** Dave advised that he approved a fence and shed for 2335 Mustang and a shed for 2315 Mustang. He is communicating with Member on Gold Hill Cir regarding a shed location on the property.

**TREES** Dave advised that he approved tree removals for 2354 Fairway due to beetles.

**SIGNS & JUNK** Mike was reminded of a sign to be removed on Meadowview that was moved higher on the tree. He will take care of this again.

**PRC 4291** Larry advised that MPOA citations were forwarded to Cal Fire. He explained that per Jill, Firewise Certification will expire unless certain VIP conditions are met. Currently there is no VIP program with volunteers.

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

## **Old Business** .

Adopting STR guidelines will be reviewed with Deon for proper adoption and publication in the MPOA Bylaws. Don to add exterior video and do updates to his Draft recommendations. Don will post on the website for member review.

**Hearing Richard Bauer 287 Quartz** Member Bauer agreed to have his matter discussed openly. Larry explained his fire safety violations. He agreed he was in violation. Discussion followed. Mr. Bauer agreed to make progress on correcting violations prior to the Dec 14 Board

# *Meadowmont Property Owner's Association*

Board of Directors' Meeting

November 9, 2021

Minutes

meeting. Larry will inspect property status prior to next meeting for compliance with possible fine if no effort is made. Member left at 7:40 pm.

The Board agreed to conduct an Executive session to review possible contracts for computer system and/or Accounting Services.

**Adjournment:** Dave adjourned the meeting to Executive session at 7:55 pm. The next Meeting will be on Tuesday December 14th at 7pm at Chapel in the Pines cabin 1 . Members in attendance left the meeting. They were thanked for attending and asked to please attend future meetings to be considered for appointment to the Board.

Draft Minutes respectfully submitted by:  
Don Shinn Association MGR