

Meadowmont Property Owner's Association

Board of Directors' Meeting

January 11, 2022

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 4291	Present
Director			Vacant
Director			Vacant
Director			Vacant

Roll Call: All present / Quorum was attained.

Others in Attendance: Don Shinn, Association Manager

Members:

Jon Faust (Tenant)

Derrick Wydick

Kelly Hargan

Blondy (Dog)

Approval of Prior Meeting Draft Minutes The Board approved the Nov, 9, 2021 Draft Board Minutes and Executive Session Draft Minutes as written..

Open Forum / Homeowner's Concerns

John Faust asked if MPOA could do anything about his neighbors lights at night. It was suggested he speak to his neighbor as the CC&R have no restrictions.

He also asked if the Board could deny a house to be built at 211 Pine Dr across the street as it will block his view of the pond. The Board did not have this authority. Discussion followed.

Jon was advised that he could be appointed to the Board per the Bylaws, Directors must be Members and Jon is a renter.

Member Derrick Wydick was still interested in serving on the Board. His appointment will be reviewed by the Board.

Mr. Hargan was attending and may be interested in serving on the Board.

General discussion followed. Members asked what can be done about 2022 Camanche with all the stored property in his yards. It was explained that the Board has reviewed this with our Attorney and the CC&R are silent about stored personal property. It does prohibit garbage.

Don explained that neighbors can file a lawsuit jointly as this could be a devaluation of their property values.

President's Report Dave advised that member Inga Johnson, wife of fire chief Mike Johnson, passed away. There will be a Memorial service on 1/22/22 @ Native Sons Hall 1-2:30 pm in Murphys.

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Treasurer's Report Dick distributed and the Board reviewed the Nov & Dec monthly reports. Revenue is on-line with our Budget. Motion Larry to accept the reports, second Mike, motion carried. Dick is working on purchasing a new computer for MPOA accounting.

Manager's Report

Don updated the Board on his recent activities. He checks Email, Voice mails and updates the website. Lots of snow related calls. Don provided a mounted community map that has lot # and addresses.

Committee Reports

BRC Dave advised that he approved a sheds @ 3191 Gold Hill Cir and 2461 Sultana.

TREES Dave advised that he has no new requests. He asked Don to update the website noting that dead, damaged and fallen trees do not require MPOA approval.

SIGNS & JUNK No report.

PRC 4291 Larry advised that he could not inspect violation properties due to heavy snow. He advised he will have more info on our continued certification with Firewise since VIP is not active. Don advised that Cal Fire is inspecting properties in escrow and will, at this time, certify compliance with PRC 4291 at no cost to property owners.

EPPOC Meetings are still being held via Zoom. Minutes are now posted on **eppoc.org**. No Dec Meeting was held.

Old Business.

The Board approved the STR / Vacation Rental recommendations that Don developed and posted on the website.

New Business

MGR Contract: The Board agreed to conduct an Executive session to review Director appointments and Don's contract.

Adjournment: Dave adjourned the meeting to Executive session at 7:55 pm. The next Meeting will be on Tuesday Feb 8th 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