

Meadowmont Property Owner's Association

Board of Directors' Meeting

JAN 14, 2025

Minutes

Call to order

The meeting was called to order at 7:00 pm at the Chapel in the Pines Church Foyer by President Dave Gallagher.

Roll Call

Dave Gallagher Sr.	President	Trees / BRC	Present
Dick Brockett	Treasurer		Present
Larry Sikma	Vice President	PRC 4291 Signs	Present
Director			Vacant
Director			Vacant
Director			Vacant
Director			Vacant

Roll Call: All Present. Quorum was attained.

Others in Attendance: Don Shinn, Association Manager.

Mambers: Manuel Merez, Martha Ruben, Guy Puccio

Open Forum: NONE

Approval of Minutes Motion Larry to approve Draft Minutes of NOV 12, 2024 as corrected, second Dick, approved unanimously.

Guest Speaker

Guy Puccio, a legal expert and member of the Association, agreed to speak with the Board to explain the history of local Associations, legal matters, Davis Sterling, and CCCode regarding the possible sale of POA lot at 1475 Rawhide.

The regular meeting was adjourned to conduct an executive session regarding Legal Matters. The meeting was reconvened after the Executive session was adjourned.

President's Report Dave Dave wished everyone a Happy New Year. He gave a special thanks to Martha Ruben for all her Firewise efforts and for obtaining the certificate designation for Meadowmont. She will provide a copy to Don to put on the website with directions to members including (1) must be an owner, (2) MPOA dues to be paid and (3) property to be in compliance with PRC 4291. Owners may submit a copy of the membership to their insurance carriers for possible savings to members. Dave announced that there will be a Dinner meeting about the old golf course Jan 24th @ 19th hole restaurant @ 5:30 for \$25 to discuss the County making a park out of the course.

Treasurer's Report Dick submitted reports and reviewed NOV & DEC items noting reduced number (3) properties in escrow. Don asked Dick for a new updated member roster.

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Dick recommended the Board approve investing funds in a new 14 month CD at El Dorado Savings in the amount of \$40K. Motion Larry to approve, 2nd Dave, motion carried, all in favor. 2025/26 Budget looks like an increase will be needed in July of 20% as allowed by law, without a vote of the membership. Motion Larry to accept the reports, all approved.

Manager's Report

Don reviewed current activities and work completed.

Committee Reports.

BRC No Items.

TREES No Items.

SIGNS & JUNK Sign on tree at Country Club & Mewe to be removed. Election signs should be removed.

PRC 4291 No report.

Firewise 2024 Certification approved for MPOA. Don to put notice on the website with instructions to members on how to submit a copy of the form to their insurance carriers for possible savings on premiums.

Old Business:

It was agreed to Table the 1475 Rawhide Lot sale for further review.

New Business None

Dave adjourned the Meeting at 9:29 pm.

The next meeting will be held on Tues FEB 11, 2025 at 7pm at Chapel in the Pines Church Foyer/west entrance.

Draft Minutes respectfully submitted by: Don Shinn

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