

High Sierra Meadows Homeowners Association Board of Directors Meeting Meeting Minutes

Tuesday June 14, 2016 at 7:00 pm via Teleconference

Richard ST. Marie called the meeting to order at 7:05 p.m.

Board Members present were:

Donnie Maxwell (President)

Richard ST. Marie (Vice President)

Mike Compton (Treasurer)

Debra Compton (Secretary)

Terry Kaiser (at large)

Guest: Belinda Huber

Rick Edgeworth

David Compton

Chuck Colgrove

Dawn Arbogast

1. **Approval of March 15, 2016 meeting minutes:** The minutes from the March 9, 2016 meeting were approved as written. Motion make by Mike, seconded by Richard. All approved.
2. **Review of May, 2016 operating statement:** Received and filed as reported. Motion made by Richard, seconded by Debra. All approved.
3. **Report on removal of dead pine trees at pond:** Mike reported that all the dead trees relating to the the signed contract had been removed. Branches were burned and not chipped as per contract. There are 12-15 new dead trees that need to be removed at the cost of around \$3,800. Belinda asked who is responsible for the removal of the dead trees on HSM right of ways. Richard will mark and count the dead trees on the right of ways. Owners of adjacent lots were given permission to take the trees down. It was requested by the board that the trees that need to be fallen in the road be cut and removed immediately one at a time so that the road is only blocked for a short period of time. Belinda asked for a 30-day extension from the November 6, 2016 for Calfire regulation compliance. Extension approved. Motion make by Donnie, seconded by Mike. All approved. Chuck also asked for a 30-day extension. Extension approved. Motion make by Richard, seconded by Donnie. All approved. Written requests to the secretary are needed from any lot owners for any extensions. As trees are dying daily it was decided that November 4, 2016 was set for an inspection of Calfire and POA regulation compliance. Any trees that die after that date can be removed the following year. Motion make by Mike, seconded by Donnie. All approved.

4. **Report on roads leading to the into the meadow:** Mike reported that Gigi repaired the front gate road and did a great job so no quotes are needed at this time. Gigi said that she will scrape the back gate road when she gets time.
5. **Report on culvert cleaning:** David Compton volunteered to count and report on the severity of blocked culverts that cross beneath community roads. Culverts installed across property driveways are the responsibility of the property owner.
6. **Discuss Board nominations:** Debra reported that we have four nominations and will need an official vote. Lennie Barker lot 66, Debra Compton lot 153, Rick Edgewater lot 45 and Richard Huber lot 88 have all received nominations. A non-board member is needed to receive the ballots and will be opened at the Annual Picnic meeting. Debra is going to contact Kitty Fitch about receiving the ballots.
7. **Discussion of fire clearance compliance-owners & POA & Set hearing protest dates:** Mike reported that three owners had protest hearings scheduled and they declined to attend so they were fined \$500 each which has not been paid to date. The November 2015 inspection overlooked 5 lots. Protest hearings are to be scheduled for these lots. They will be taken off the list if they are attempting to clear their lots. Notices will send out to the owners regarding the protest hearing date. Motion make by Mike, seconded by Donnie. All approved. Mike requested permission to contact the Attorney regarding delinquent assessments and fines. Permission was given.
8. **Discussion of Annual meeting:** Mike made a list of to do things in preparing for the annual meeting. We went through the list and all jobs were assigned to volunteers.
9. **Discussion on need for new Pond Master:** Mark Romeo lot #73 volunteered to be the new Pond Master. Motion make by Mike, seconded by Richard. All approved.
10. **Authorization to contact Attorney regarding delinquencies:** Mike requested permission to contact the Attorney regarding delinquent assessments and fines. Permission was given.
11. **Other old business:** Mike stated that the board had previously authorized two letters sent to Steve Arata concerning his container location, as it does not meet CCR requirements. As a compromise, Mike motioned that if the adjacent property

owner or owners don't have any problems with the container location, the board should consider approving a waiver. Chuck Colgrove, being the neighbor in question and participating in the board meeting conference, gave his immediate OK with the location of the container. Thus, a motion made by Mike and seconded by Richard to grant a waiver of the CCR set back requirements.

12. **Any new business:** Rick Edgeworth owner of lot 45 requested a waiver for his water tank location. He has already sent in a lot improvement application dated 5-7-2016. Mike, seconded by Debra, made motion for waiver approval. All approved.

The status of the backhoe was questioned as the owner of lots 24 & 25, Robert Wyrick wanted to use it. For background, the backhoe was owned by Bob Wakefield. Before his passing, he donated the hoe to Terry Kaiser's non-profit group in order to receive a tax write off. It was Terry's intention to keep it at the meadow for use as needed. The hoe sat at Wakefield's lot for a few years and was inoperable. After Bob's passing, the surviving children decided they wanted the hoe removed. Donnie volunteered to remove the hoe to his ranch in Madera and undertake the repairs at his expense in return for keeping the hoe. Terry being the official owner agreed. When Robert Wyrick inquired about the availability of the hoe, Donnie agreed to sell him the hoe for the cost of the repairs he made to the hoe. This, Robert Wyrick is the current owner of the hoe. A motion was made by Mike, seconded by Richard that a letter be sent to Robert Wyrick noting that the hoe was not the property the Association for the purpose of absolving the Association of any liability arising out of its' use at the Meadow. All approved.

A complaint was raised by a property owner regarding improvements made at lots 111, 112, 47 (not sure because there is no number) and 60. No Lot improvement request were submitted nor was there any architectural review. The board asked Mike if he would prepare and send letter to the property owners in question asking them to submit lot improvement requests for formal approval. Mike agreed to do so.

Richard gave an update on his water certification. He will not be able to take the certification test until September so the Association will need to hire someone to undertake the water sampling for testing. Currently we are not certified for operation required by the state. Richard is working on quotes for the cost of testing. Robert reported that the water system is having major problems because of a leak. The solar system is not producing enough water. The generator is having a communication problem and is only working half the time. There is a major leak some where of around 6 gallons a minute. A motion was made by Mike, seconded by Donnie for Richard to find a leak detection company to come to the meadow and find the leaks. All approved.

13. **Adjournment:** The meeting was adjourned at 8:39pm. Motion make by Mike, seconded by Debra. All approved.