

High Sierra Meadows Homeowners Association Board of Directors Meeting Meeting Minutes

Tuesday October 9, 2018 at 7:00 pm via Teleconference

Richard St. Marie called the meeting to order at 7:03p.m.

Board members present were:
Richard St. Marie (President)
Rick Edgeworth (VP)
Mike Compton (Treasurer)
Hannah Moren (Secretary)

Guests present were:
Chuck Colegrove (Lot 87)
GG Cardoza (Lot 72, 101, 102)

1. **Approval of August 14 & September 22, 2018 meeting minutes:** The minutes from the August 14 & September 22, 2018 meeting were approved as written. Motion made by Richard, seconded by Rick. All approved.
2. **Approval of August & September 2018 operating statement:** Approved as reported. Motion made by Richard, seconded by Rick. All approved.
3. **Formal approval for moving annual meeting to Memorial Day:** The board decided to keep the Annual Meeting during Labor Day weekend to take care of official business and elections. An additional meeting will take place at the Meadow Memorial Day weekend as an opportunity to discuss planned and proposed projects for the upcoming season. Motion made by Richard, seconded by Rick. All approved.
4. **Formal approval of increasing annual reserve assessment by \$25 per lot:** Motion made by Richard, seconded by Rick. All approved.
5. **Fifth board position:** Three lot owners, Jesse Middleton (Lot), Bob Grooms (Lot), Michael Favagrossa (Lot) showed interest in filling the 5th board position. After some discussion, the board appointed Michael Favagrossa. Motion made by Mike, seconded by Rick. All approved.
6. **Ferrell Gas:** The current propane provider has been nearly refusing to refill the tanks. They recently just refilled the tanks but the board is taking action in soliciting a new company.

7. **USFS Grant for tree mortality:** Richard spoke to Darryl and he said the association could apply for a grant as long as each property owner entered into a written lease agreement with the association so that the minimum 3 acre requirement was met. The maximum funding would be \$900/acre and there would be several inspections required. Hannah said that her brother in law handles grants and could look into options.
8. **Update on water valve project:** Steve Arata and Billygoat Construction changed 6 water valves (lot 1-6). The board hadn't yet received a labor invoice. The board is awaiting completed invoices so that they can evaluate how to further proceed.
9. **Replace water tower fence gate:** The board discussed the potential need to replace the gate. The board decided to remove the gate and replace it with permanent fencing. Motion made by Rick, seconded by Richard. All approved.
10. **Clearing Black Pine Cul-de-sac:** Members and GG Cardoza discussed the cul-de-sac and everyone agreed that the culvert needs attention but that the road is in great shape. Richard said there are at least 5 more culverts that need to be cleaned out as well. The board will seek a proposal from Billygoat Construction to get them taken care of.
11. **Clearance issues: Lot 14 (Cox, Barrackman) claims debris is from Lot 15 (Bryant) & Lot 118 (Kennedy), Lot 125 disputed ownership, Lot 119 (Kennedy) requesting longest extension possible:** GG Cardoza is going to survey the boundary issue between lot 14 & 15. Lot 125: the board is going to seek a quote to have the trees taken down and add it to the lien. Motion made by Rick, seconded by Richard. All approved. Lot 119 will be given an extension of Nov. 15 or the fine stands. Motion made by Mike, seconded by Richard. All approved.
12. **Lot Clearance (add to list): 83, 126, 146, 147, 164/165, 169:** All lots have either been done or are on a contractors list to be done. Mike made a motion to take them off the red list and move them to the yellow list, seconded by Rick. All approved.
13. **Inspection Red List (Divide into 2 parts?):** The board proposed that red list lots that have contracted the work to be done shall be moved to the yellow list for the rest of the season. Motion made by Mike, seconded by Rick. All approved.
14. **Discuss Lot 148 CCR Letter:** The board has not received any response from the lot owners regarding the CCR violation letter.
15. **Lot 130 Improvement Request:** David Person provided a lot improvement request to the board. Motion to approve was made by Mike, seconded by Richard. All approved (Hannah abstained).
16. **Discuss Audit for Fiscal year ended 12/31/17:** Michelle Hart performed an internal audit and said that the records were perfect.

17. Lot 104 Protest: The violation letter was sent to the wrong lot. Mike will let Lot 104 of the mistake and will issue the letter to Lot 103.

18. Other old business: None

19. Other new business: Rick requested that someone measure the doors of the boat house so they can be replaced. Mike will do it.

20. Adjournment: Meeting adjourned at 8:47pm.