

May 18, 2009 HOA Meeting Minutes – Co Co’s Restaurant

Attending:

Berna Arnold, Stephanie Bennett, Daran Paone, Marcy Myers

Lee Murray – out sick

- 7:12 pm meeting called to order. Berna Arnold acting Secretary
- City Council woman Barbara Williamson in attendance; sitting next to Linda Pierce. (board was not aware of her presence prior to meeting)
- President Stephanie Bennett introduced Marcy Myers, Motion made to appoint Marcy Myers as Director in the position of CC&R Chair, Arena Liaison, & Security Motion Passed.
- Survey
 - 6 volunteers were in attendance to count the amendment survey, plus two board members (Bennett & Paone)
 - 357 counted surveys
 - More surveys disqualified due to return address issues- 19 (+) envelopes (?) were not counted by ABM, who was hired to assist in the counting of the surveys and are presently being contested over validity.
 - Not announcing survey results until legal review
 - Asked if 19 (?) envelopes will sway the vote; Bennett responded “no knowledge at this time”.
 - Took close to 4 hours to count the survey
 - S. Bennett discussed survey counting, because of a question with the counting process the results from the survey will not be released this evening until an answer can be found. There appears to be envelopes that were not counted in the survey. We need to take time to look into this.
- Approvals by email for tree trimming and mtn. park maintenance
 - Applause for Don Paone for mountain park maintenance
- 7:21pm City Council woman B. Williamson departed and said “ I came and heard what I wanted to hear”, (apparently in reference to the survey)
- Free day for tree trimming offered by Stay Green landscaping for hitting gate #1; we accepted the offer and apology
- Azure Hills post replaced by Matt Paone
 - No more concrete posts available for purchase
 - Need to investigate new types of posts for replacing them
 - Some residents complained to the city that the posts were broken and forced us to respond with an emergency repair within 24 hrs to avoid a city fine
- Main water valve shut off by 1st Street median
- Will secure all water valves with tamper proof equipment
- 1217 Mellow- water wires were cut
- Cheerful & Mellow- long strip of parkway is manually watered by HOA- who owns the parkway?
- Treasurer’s Report
 - D. Paone read all the checks; 30+ day notices; 9 accounts in collection

- Changed auto policy to remove those not required to be on policy.
New auto policy has savings of \$1062.00 annually
- Motion to approve collections and checks; Motion Passed.
- Landscaping
 - City repairing sidewalk since HOA removed a tree
 - D. Paone asked for volunteers to tag low hanging tree limbs for trimming
 - Motion to approve meeting minutes via email
 - Entire board approved this motion
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- CC&R/Website Newsletter Reports – Not available Lee Murray sick
- Events Committee
 - Nancy held a horse clinic
 - \$400 donated to humane society from fund raiser organized by Peggy Miller
 - St. Jude ride raised more money this year, than years past, from Sue Fleezok
 - July will host a disaster preparedness demonstration
- Architectural Committee by Michael Kress
 - Copy of proposed rules mailed out
 - Interior changes are excluded
 - Satellite dishes are ok as long as not in plain site
 - No commercial signs- billboards; except for sale/security/political/events signs are ok
 - Received attorney letter from Ron Main- attorney is William F. Powers, same atty. used for CC&R letter regarding cattle keeping.
 - Need to review landscape heights, ie: trees and brush
 - Homeowner asked for no CC&R violations for window replacement and to stay out of rear yards with CC&R's; stay only in the common areas for the CC&R's
 - A fence discussion that got extremely heated!
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 - D.Paone asked Ron Main why all his requests come to the board via his attorney WF Powers? This is a form of legal service and causes the board to spend money with our attorney for reviewing the letters. No Answer Given
 - Mountain Park
 - Don Paone reviewed the cleaning and maintenance of the park
 - All brush clearing done for fire dept.
 - 2 days of solid work on 1st St arenas
 - New signs on gates about CA penal codes for trespass and fires
 - New hitching post installed
 - Fixed picnic area
 - Will look to replace water trough
 - Fire dept lock box installed at 1st St
 - Looking for metal- 50 gallon trash cans

- Arenas committee by Jackie Morley
 - Presented 3rd proposal for arena changes to 1st St
 - States the changes will stay in budget
 - Requested a motion from the board to approve by email her proposal
 - Bennett asked M. Myers to be liaison with J. Morley for arenas
 - Linda Pierce wants an option to comment on changes to arenas
 - J. Morley is concerned that no changes will be made to arenas

- Open Session
 - Homeowner- think the arenas need to go to a vote by the residents to comply with Davis –Sterling
 - Homeowner - wants a moratorium on capitol improvements until common areas are maintained properly and before spending on new projects
 - Homeowner wants 4 bids for Mtn. Park and D. Paone stated he is within budget
 - Homeowner wants to know what the survey costs were? Bennett answered “bid was \$300.00 plus printing and mailing and the \$50 per hour to count the survey”.
 - Homeowner also want the HOA to be given a chance to vote on the arena changes
 - Homeowner wants a 5 year goal for arena changes
 - Homeowner - park looks great!
 - Homeowner - 357 surveys counted and some were excluded
 - Homeowner passed to comment
 - Homeowner passed to comment- still not a homeowner attempting to speak at HOA meeting
 - Homeowner - arenas are an improvement and the money has been approved since the previous board. Supports the changes by J. Morley
 - Homeowner attended HOA meeting and was part of the reserve study from last year and where the money was appropriated to arenas. These improvements will not affect the HOA dues.
 - Homeowner questioned size of dressage arena
 - Homeowner - left before he could comment
 - Homeowner - hedges are to high and dangerous on 1st St and Nonchalant
 - Homeowner - complained about draft horses not being corralled. Issue is resolved, the horses are corralled

 - End open session comments
 - Motion made to adjourn meeting and approved by all board members