



## SHARC Meeting Notes

<b>Date</b>	5/6/05 at 6pm – 2173 Talon Drive, Shingle Springs
<b>Attendees</b>	<p><b>SHARC Members</b></p> <ul style="list-style-type: none"> <li>▪ Kathy Alhady, Lynn Massey, Deb Burns</li> </ul> <p><b>Home Owners</b></p> <ul style="list-style-type: none"> <li>▪ Molly Carter, Teresa Fox, Jim Cobb, Maryann Schultz, Jim Alford, Tony Ringor, Herme Stride, Bert Stride, Sharif Mirgoli, Scot Yarnell, Allen Miglore, Larry Massey, Pete Southworth</li> </ul>
<b>Old Business</b>	<p><b>Neighborhood Drive Through – Held on Feb 12, 2005</b></p> <ul style="list-style-type: none"> <li>▪ Final decision made on communication to the home owners – with a lot of attendee input (thank you home owners!)</li> <li>▪ First communication method: Letter to each home owner <ul style="list-style-type: none"> <li>○ <u>First part of letter is general/generic:</u> Include reason for letter 2/12/05 Drive Through, general non-compliances that were observed throughout neighborhood, etc.</li> <li>○ Information to be included:</li> <li>○ <u>Second part is specific</u> to that home owner with regard to any non compliance issues with their property <ul style="list-style-type: none"> <li>▪ Information to be included: <ul style="list-style-type: none"> <li>• Expected date by which the non-compliance will be cleared up and/or follow up communication from home owner to SHARC to discuss the issue further</li> <li>• Use the word “Non Compliance” versus Violation</li> </ul> </li> </ul> </li> </ul> </li> <li>▪ Second and/or follow up communication method: <ul style="list-style-type: none"> <li>○ Phone call</li> <li>○ If no response, 2<sup>nd</sup> letter</li> </ul> </li> <li>▪ The neighborhood was divided among the SHARC members and owners assigned to each address</li> <li>▪ Deb will take a first pass at the letter template and send to SHARC members for input and approval</li> <li>▪ Letters to be started and reviewed at an upcoming working session on May 12, 2005</li> </ul>

	<p><b>Carter: 2260 Talon</b> – Last two items of original request (Deb)</p> <ul style="list-style-type: none"> <li>▪ Outside lights on new garage <ul style="list-style-type: none"> <li>○ Request for addition of outside lights on all 4 sides of the newly constructed garage has been dispositioned, however, their neighbors, the Sterns have requested a lower wattage. This has been complied with. <b>APPROVED and CLOSED</b> (see file for details)</li> </ul> </li> <li>▪ Bleachers by existing sport court <ul style="list-style-type: none"> <li>○ This original request has been rescinded by the home owners</li> <li>○ SHARC considers this request <b>CLOSED</b> (see file for details)</li> </ul> </li> </ul>
<p><b>New Business</b></p>	<p><b>Carter: 2260 Talon</b> – Additional submissions (Deb)</p> <ul style="list-style-type: none"> <li>▪ Home Owner, Molly Carter attended the meeting.</li> <li>▪ Request for fencing around garage perimeter as well as other minor changes <ul style="list-style-type: none"> <li>○ Their neighbors the Sterns suggested not a white vinyl one as was originally submitted, but suggested black wrought iron with greenery – no vinyl</li> <li>○ Carters will re-use the white wrought iron that was around the hot tub on the back patio and plant greenery to grow around/through it. Their landscaper feels it would take approximately 4 mos to grow. – estimated <b>to be dispositioned by EOD 05/10/05</b></li> </ul> </li> </ul> <p><b>Sikorski – 1420 Shadow Hawk:</b> Additional submissions (Kathy)</p> <ul style="list-style-type: none"> <li>▪ Several requests were received on 4/26/05</li> <li>▪ Initial communication was made with homeowner on 4/27/05 <ul style="list-style-type: none"> <li>○ Verbal/In person – To Christine Sikorski by Lynn Massey</li> <li>○ Verbal/phone – To Christine Sikorski by Kathy Alhady</li> </ul> </li> <li>▪ Home owner was invited to attend tonight’s meeting but declined due to prior commitments</li> <li>▪ The pool request was reviewed by SHARC and follow up questions to home owner were crafted</li> <li>▪ As this submission was of highest priority to the home owner, it was reviewed first</li> <li>▪ The balance of the submissions will be reviewed and dispositioned at our closed discovery meeting this week</li> <li>▪ Kathy Alhady to follow up with the home owner this week with any questions</li> <li>▪ Discussion/Comments from home owners <ul style="list-style-type: none"> <li>○ Wetlands – Home owners association is responsible to ensure that the 50-foot setback is maintained (T. Ringor).</li> </ul> </li> </ul>

- There is still a lot of concern and discontent about the BOD's approval of the use of motorcycles, motorcycle track/jumps and noise level of the motorcycles on this property (H. Stride, T. Ringor)
- It is noted by SHARC and other home owners in attendance that some of the Sikorski's recent submissions would be all or in part within the area of the Shadow Hawk Community's deeded equestrian trail easement that crosses over the Sikorski property as well as approximately 4 other Shadow Hawk properties. There was discussion that all easements are noted on title reports issued at each house sale and that it is the responsibility of the property owner to be aware of these.
- SHARC noted that per a phone conversation with Russ Williams and a subsequent follow-up letter, the Sikorskis understand the need to ensure that community members do not build enclosed structures over/on this or any other easement unless the proposed structure can be walked on or ridden through by a horse and rider (e.g. install gates if it is a corral, or in the case of a pool, barn or a "closed" structure – do not build in this area).
- SHARC strives to make a habit of and intends to continue to communicate this information to home owners who proposed to build property enhancements within close proximity of existing easements.

**Kuhl 2017 Talon:** Requesting assistance from SHARC (Deb)

- Came to last SHARC meeting on 4/26 to request our assistance with some suggestions for screening his trailer
- Due to the tenor of that meeting, his request was taken under advisement and not discussed that night
- Mr. Kuhl was contacted on 5/1/05 by Lynn Massey and reviewed his needs at a high level over the phone. It was agreed that SHARC members would need to come out to his home and view the situation in order to be able to make a final determination. Lynn Massey referred the request to Deb Burns for further follow up.
- Deb Burns and contacted Mr. Kuhl and will meet with him during the week of 5/9 along with SHARC member Kathy Alhady.
- Updates of this request to be reported out at our next meeting on 5/19

**Memo From BOD President, Ed Ricketts to SHARC regarding 1286 Shadow Hawk – James Riechert**

- SHARC received a memo from Ed Ricketts requesting any information we have on requests from home owner James Riechert for the

	<p>secondary road that has been created on his property</p> <ul style="list-style-type: none"> <li>▪ Mr. Ricketts is requesting our response at an upcoming BOD meeting on 5/26 <ul style="list-style-type: none"> <li>○ We have reviewed our files and find that there has been no requests received by SHARC for this improvements</li> <li>○ Lynn to craft a draft of a memo to BOD stating this and send to all SHARC members for review and input</li> </ul> </li> <li>▪ Our goal is to communicate our response in memo form versus BOD meeting report out - this method facilitates a quicker response to the BODs request</li> </ul> <p><b>Carter’s Memo to BOD</b></p> <ul style="list-style-type: none"> <li>▪ SHARC has decided to not respond even though we were sent a copy of it by Mr. Carter, for the following reasons: <ol style="list-style-type: none"> <li>1. The memo requests a response from the BOD and not SHARC</li> <li>2. The two issues is questions have been fully dispositioned (see minutes above)</li> </ol> </li> </ul> <p><b>Review of Check List Template (Deb)</b></p> <ul style="list-style-type: none"> <li>▪ Internal use for SHARC members</li> <li>▪ Reviewed by all attendees and feedback incorporated in design <ul style="list-style-type: none"> <li>○ Contact number</li> <li>○ Times available</li> </ul> </li> <li>▪ Form style, content, format was RATIFIED</li> </ul> <p><b>Proposed Enhancements to SHARC Review Form (Deb)</b></p> <ul style="list-style-type: none"> <li>▪ Reviewed by all attendees and feedback incorporated in design <ul style="list-style-type: none"> <li>○ Omitting 2 of the 4 neighbors acknowledgement sections</li> <li>○ Replace these with a comments sections that each acknowledging home owner can write</li> <li>○ Add a box that the submitting home owner to check if they want to come and submit their request in person or not</li> </ul> </li> <li>▪ Form style, content, format was RATIFIED</li> </ul>
<p><b>Opens</b></p>	<p><b>Property Management Company – T. Ringor</b></p> <ul style="list-style-type: none"> <li>▪ Concerned about the BOD and it’s recent activities <ul style="list-style-type: none"> <li>○ Especially the over-riding SHARC’s decisions with regard to Monzo (barn) and Sikorski (off road motor cycle riding and the construction of jumps and a track)</li> </ul> </li> <li>▪ Tony feels that a outside consultant, via a property management company would help to add structure and guidance to the BOD</li> <li>▪ SHARC suggested that these concerns be brought to the next BOD meeting</li> </ul> <p><b>Meet and Confer Process that was utilized for Monzo’s property</b></p>

- T. Ringor, H. Stride, M. Shultz, J. Alford
  - Tony read Sect 1363.810: Of the Davis Sterling Act - Dispute Resolution
  - He is concerned that the appropriate steps were not taken prior to the Monzo's Meet and Confer
    - Establish and agree on guidelines/rules of process
    - Get ratification from home owners on process prior to an activities taking place
    - Keep home owners informed on decision
  - Tony mentioned that Ed Ricketts keeps asking Scot to look into it
  - Per Tony, the Meet and Confer of April 1, 2005, was null and void for the following reasons
    - The above steps were not followed with regard to establishing and ratifying the process
    - On the date of the meeting (4/1/05), there was a ratified decision of those involved (2 BOD members, 2 SHARC members and home owners) that SHARC needed to do some exploration and no final decision would be made that day until SHARC reported back in a subsequent meeting on the output of their discovery
    - At a second, but unrelated "Special Meeting" where this item was not on the agenda – the BOD announced their decision on the Meet and Confer regarding Monzos
      - Yet, the primary Meet and Confer rep from SHARC (also the VP of the Board of Directors) was not able to be present at this BOD Special Meeting and was not notified by the BOD of this agenda item - as the Monzo item was not noted on the Agenda dispersed to the community prior to the Special Meeting.
      - SHARC had not completed the discovery that was agreed upon at the end of the Meet and Confer, let alone reported out on it
      - The BOD decision made regarding the Manzo matter was reached "outside" the outlined Meet and Confer process
    - Overwhelming sentiment of home owners present resents decisions being made that the homeowners are not aware of as well as the BOD veering from and adding to Meeting Agendas dispersed to community members - in effect, misrepresentation of meeting content.
  - SHARC suggested that these concerns be brought to the next BOD meeting

**Un-resolved non-compliance issues during the sale of a home –**

	<p>S. Mirgoli</p> <ul style="list-style-type: none"> <li>○ It was confirmed by Deb Burns that the seller would need to bring the property into compliance as a prerequisite to the final sale</li> <li>▪ Tony: Sect 1363.810 <ul style="list-style-type: none"> <li>○ Dispute Resolution – Ed keeps asking Scot to look into it</li> </ul> </li> <li>▪ Pete/Scot – Doing a review on actions and CC&amp;Rs and By Laws <ul style="list-style-type: none"> <li>○ Non board sanctioned</li> <li>○ Can they check on the possibility of individual homeowners bringing up an issue to the community for a vote and not going through the BOD (Jim)</li> </ul> </li> <li>▪ Tony wants to be part of Pete/Scot's review/research and asked Scot to include him in their upcoming meetings – Scot agreed to do this</li> <li>▪ SHARC member Lynn Massey suggested that Tony and others propose an Non-Compliance program to the BOD as SHARC has tried to in the past to no avail</li> </ul> <p><b>Proposal for a bulletin board at the main gate entrance - S. Mirgoli</b></p> <ul style="list-style-type: none"> <li>▪ A way to post community information such as upcoming meeting dates and other activities</li> <li>▪ Suggested at the annual meeting in 2003, and was voted down as not necessary</li> <li>▪ SHARC suggested that these concerns be brought to the next BOD meeting</li> </ul>
<p><b>Action Items</b></p>	<ul style="list-style-type: none"> <li>▪ <b>Home owners Present</b> – Review the items in our "Opens" section with the BOD at their next meeting on 5/26/05</li> <li>▪ <b>Lynn</b> – Finish minutes and publish by EOD 5/10/05</li> <li>▪ <b>SHARC Members</b> – Complete follow up communication to Ed Ricketts and the BOD regarding their request on information for the James Riechert property by EOD 5/10/05</li> <li>▪ <b>Deb Burns</b> – Take a "first past" at a template for the Neighborhood Follow up letters to home owners and send to other SHARC members for input and comment</li> <li>▪ <b>Kathy Alhady</b> – Communicate questions to Sikorski's regarding their recent submissions</li> </ul>
<p><b>Next Meeting May 19 2005</b></p>	