



**SHADOW HAWK**

EL DORADO COUNTY [www.shadow-hawk.org](http://www.shadow-hawk.org)

## **Minutes of the Annual Meeting of the Shadow Hawk Home Owner's Association**

**To:** Board of Directors, Shadow Hawk Home Owner's Association  
**From:** John Carter, former Secretary  
**Re:** Annual Meeting of the Shadow Hawk Home Owner's Association,  
January 26, 2006

Meeting called to order 7:02 pm, by President Ed Ricketts.  
BOD present: E. Ricketts, M. Brown, J. Carter.

Other Homeowners present: (**cross check with Sign-In Sheet**) K Alhady, W. Stearns, S. Mirgoli, W. Liston, N. Janza, C. Smith, P. Ricketts, L. Massey, A. & S. Miglore, D. Oas, P. Southworth, J. Perourka.

### 1.0 Old Business

- 1.1 Reviewed and approved September 22 and November 8, 2005 BOD Meeting Minutes.
- 1.2 Received Treasurer's End of 2005 Report.
- 1.3 Reviewed and approved landscape contract with The Promised Landscape Services @ \$290 per month.
- 1.4 Small Claims Court update: court decided in SHHOA's favor, now in the collection process, deferred further action to new BOD.
- 1.5 Development of Alternative Dispute Resolution Procedure: a work in progress.

### 1.6 Committee Reports

- 1.6.1 SHARC: Lynne: all applications have been acted upon, not one is pending; even though recently between 13 and 20, depending upon how one counts them, were received. The annual drive by of home owner's properties for CCR compliance is planned for March.
- 1.6.2 Roads Committee, Pete: Chip and seal done, asphalt not done yet; the gates have new circuitry. Additional work such as striping and a second seal are under consideration.
- 1.6.3 Welcome: Terri: One new family, Philip and Veronica Curtos and their three daughters have been welcomed.
- 1.6.4 Newsletter: Carolynne: no news.

1.6.5 CCR Committee: John C.: work about 2/3 complete, John Carter and Cory Manzo have volunteered to assist members S. Atkinson, S. Yarnell and T. Schultz to finish work.

1.6.6 Gates: Sharif: the gates are showing their age with rusting, so we need to repaint the gates. New circuitry has been installed, so the gates should be more reliable.

1.6.7 Lights: @ Gates: John Iander has replaced the vandalized lights at the main gate.

1.6.8 Landscape: Ed: Reviewed handouts. Replaced flowers, fixed broken sprinkler system, changed area sprinklers to drip lines to conserve water, fixed leaky community water tank, repaired fire hydrant after vehicle accident, reviewed concerns about vandalism at water tank and main gate.

Check for Quorum. 22 home owners present or sent proxies; 20 needed for a quorum. Election of officers proceeded.

1.7 Report from Nominating Committee: Scot not present, Ed noted that so far only John Carter stood in nomination for three open seats on the Board of Directors.

1.7.1 Called for additional nominations from those present. Pete, Allen and Don volunteered.

1.7.2 Speeches heard from nominees.

1.7.3 Vote - A closed ballot election was completed. Pete, Allen and Don were elected.

1.8 The new SH BOD assumed duties.

1.9 Appointment of officers of the Board: deferred until next meeting of the Board.

1.10 Bank signatures: In order to sign checks, to be completed as new officers are appointed.

1.11 Equestrian Trail (Attachment, Peroutka Letter dated 06/10/05, to BOD): reviewed letter and briefing from J. Perourka and received letters and briefing from K. Alhady of SHARC.

1.12 Next meeting set for February 16, 2006.

2.0 Adjourned at 8:30 pm.