



SHADOW HAWK

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Minutes of Special Meeting April 3, 2005, as Amended

To: Board of Directors
From: John Carter, Secretary
Subject: Minutes of Board of Director's Special Meeting, April 3, 2005.
Call to Order: 3:00 P.M. by President, Ed Ricketts
Directors Present: Michael Brown, John Carter, Ed Ricketts, and Michael Smith.
Association Members Present: Kathy Alhady, Paul and Deb Burns, Pablo Monzo, Don Oas, Julie Perourka, Pat Ricketts, Tony Ringor, Mike and Chris Sikorski, and Carolynne Smith.

Discussion:

Sikorski's storage container, and their family's use of off road motorcycles were discussed. Mr. Sikorski agreed to remove the storage container when the barn he is building is finished, within four months. He explained about the dirt bikes he uses: he has many types of bikes, and he will only use the less noisy of his licensed bikes in the future, though all of his licensed bikes have approved mufflers and meet the current DMV standards of noise and emission controls, and he will limit their use to only one hour a day in the afternoon. He explained no one rides in the designated wetlands of his property, except for one trail which crosses the wetlands. The Burns letter, the Ringor letter, and Scot Yarnell's email were also discussed.

Motion made and passed unanimously by directors present to resolve these issues today.

More discussion.

Motion made and passed unanimously, by those directors present, to approve the proposal of the Sikorskis to the one hour use of their quiet motorcycles for their family use. Director Yarnell, absent, in his email to the BOD had expressed his opinion that the CCR's do not permit use of property for recreational motorcycle riding.

The Monzo's temporary barn was discussed. The Meet and Confer Meeting of Friday, April 1, 2005, was concluded with disagreements between SHARC and the Monzos. Mr. Monzo requested the BOD to accept his last offer to resolve the outstanding issues. He proposed to allow the temporary barn until the permanent barn is started within three years, to allow the metal siding he has had onsite for many months to be installed, while noting he could finish the temporary barn within the next three months.

Motion made and passed unanimously, by those directors present, to approve the finishing of the temporary barn within the next three months, as proposed at the 040105 Meet and Confer Meeting. Start the permanent barn, with application to SHARC and approval of app prior to construction, barring extenuating circumstances, including military duties, within three years.

Discussed helping SHARC to improve its working relationships with the community and communications with the BOD. The President listed several helpful items he identified from the discussion which he could notify by letter to the SHARC, even though two SHARC members were in attendance today. Those items included:

- 1) Require a written copy of SHARC meetings be provided to the BOD, and not just to the webmaster;
- 2) Require a written copy of the Guidelines, that are in addition to the CCRs, which the SHARC uses in review of all applications for improvements, be provided to the BOD;
- 3) Require all SHARC meetings to review home owner applications to SHARC be held with applicants in attendance, at a reasonable date and time, and notified well in advance of the meeting of its date, time and place;
- 4) Require SHARC to meet both CCR deadlines: thirty days for review of apps for completeness and 35 days for approval once app complete;
- 5) Allow temporary barns for new residents for a reasonable period, do not limit to two weeks arbitrarily.
- 6) Encourage SHARC to be reasonable, to project the community's friendliness and willingness to help newcomers feel appreciated and welcome;
- 7) Have SHARC be proactive in helping home owners to get their plans approved, look at the bigger picture, don't be so nitpicking, meet face to face with applicants, if a nonapproval is necessary wording must be more friendly;
- 8) SHARC members properties shall be CCR violation free, as good role models to the community.
- 9) Screening of items of concern shall be screened from the nearest association street to the front of the house, not just any street or driveway or accessway.
- 10) Quarterly Activity and Progress Reports shall be written and submitted to the BOD for review, monitoring, comment, and approval.

a) For the application report, include by lot or address the applications reviewed, date application submitted, length of time for initial review, length of time between date of all CCR required info supplied and date of approval/ not approval, specify items of concern or missing info, dates of personal face to face contact, dates of other types of contact, specify contact type, ie, phone, email, letter, certified mail, date application approved, not approved.

b) For the annual lot compliance survey, report quarterly by lot or address, list CCR violations, date of face to face discussion with member, date of other types of contact and specify type of contact, date of owner's suggested compliance, actual date of compliance, date of any surveys between suggested date and actual date and date of face to face meeting to encourage compliance, discribed any site specific problems with compliance.

11) SHARC needs a designated Chair to provide leadership for the committee and liason with the BOD. The CCRs specify the Chair is to be appointed by the President of the BOD, and the Chair selects members of the committee.

Motion made and passed unanimously, by those directors present, directing the President to send such a letter to SHARC.

Adjourned: Meeting adjourned 5:30 P.M.

JGC:jgc/ver042105

Shadow Hawk Home Owner's Association: P.O. Box 1552, Shingle Springs, CA 95682; (530) 672-1459