



SHADOW HAWK

EL DORADO COUNTY www.shadow-hawk.org

Minutes of Meeting, Approved With Changes, April 21, 2005

To: Board of Directors
From: John Carter, Secretary
Subject: Minutes of Board of Director's Meeting, April 21, 2005
Call to Order: 7:05 P.M. by President, Ed Ricketts
Directors Present: Ed Ricketts, Michael Brown, John Carter, and Scot Yarnell
Association Members Present: Jim Alford, Joann Aquino, Kathy Alhady, Paul and Debra Burns, Nancy Janza, Pablo Manzo, Larry Massey, Don Oas, Julie Perouka, Pat Ricketts, Tony Ringor, Maryann Schultz, Mike Sikorski, Carolynne Smith, Pete Southworth, Burt and Hermie Stride, and Debra and Russ Williams.

Minutes reviewed of BOD meetings of January 11, March 28, and April 3, 2005, and of the annual meeting of Home Owners of February 8, 2005. Many changes adopted, all minutes approved with changes. Copies of approved minutes will be provided in each homeowner's mail box.

Discussion of the SHARC Memo of February 8, 2005 to the BOD. The SHARC approved Guidelines were not approved by the BOD, as stated in the memo, only approved by SHARC. BOD had recommended the Guidelines be submitted to the CCR review committee, along with encouraging them to be more open and flexible with home owners doing business with SHARC.

Discussion of a SHARC member also serving as a member of the BOD, i.e., Scot Yarnell. If all SHARC meetings were open to all home owners, anyone could attend SHARC meetings. Due to new Dispute Resolution laws passed by the Legislature this year, BOD directors may need to review SHARC decisions, hence a conflict of interest may occur if membership was maintained on both bodies by the same person.

Budgeting.

Pete Southworth and roads:

Discussed painting lines and reflectors along the edges of the roads; estimated costs at \$7,000.

Discussed chip sealing or asphaltting roads, though only one bid received. Asphaltting is very expensive, so he recommended chip sealing this year both Talon and Shadow Hawk Drive, including the turnout by the fire hydrant by the Ianders home on Talon Drive. A motion was made and unanimously passed to approve chip

sealing both roads, including the Talon Drive turnout, at a cost not to exceed \$46,000. An arrangement for home owners to have their driveways chip sealed at the same time will be pursued.

Discussed road signs. A motion was made and unanimously approved to approve the purchase and installation of road signs.

1.5 Main Gates: a new vendor has started working, so the service is improved. The Brandon gate still has problems. See Dean to have the main gate opened for special occasions.

1.6 Carolynne Smith presented information on gate signs.

1.7 Reducing water demand at the common areas is possible if emitters were installed, replacing the current sprinklers, estimated costs \$75. Changing trees from Eucalyptus to Crape Myrtles would improve the attractiveness of the front gate, as well as reduce water demand, estimated costs \$2000. A motion was made and passed unanimously to approve the emitters.

1.8 Finding more water for the front gate. Discussed shocking the well with dry ice and pulling the pump, estimated costs \$800; installing a holding tank, \$4300.

1.9 Financial Reserve Study. Michael Smith not present to discuss. Larry Massey provided substantial financial reports and volunteered to continue to provide assistance to Smith in Treasurer matters, for instance, he agreed to send out dues notices again. He recommended conducting a Reserve Study by a consultant, estimated costs \$1000. A motion was made and passed unanimously to fund the reserve study for \$1000.

Discussed need for consultant services to keep abreast of law changes affecting Home Owner Associations, estimated costs \$75 per hour. Discussed need to have CCR committee finish work on CCR revisions. John Carter, Secretary to BOD, volunteered to assist committee chair with office support services.

1.10 Water Tank repairs. The tank bolt tightening project has been completed for \$685.

1.12 Small Claims Court. Held over to another date, May 23, 2005.

1.13 Tony Ringor presented BOD with a "Request to Convene a Special Meeting" petition signed by a few home owners. The purpose of the meeting is to rescind the BOD decision to approve the use of motorcycles by the Sikorski family on their property. The Petition was accepted, a meeting date and time was scheduled for Thursday, June 9. Also, Mr. Ringor reported upon his meeting with his neighbor, Jim Reicker. It was not a satisfactory meeting. Ringor therefor remains concerned about the Reicker road's drainage onto Shadow Hawk Road. Some of the BOD investigated the drainage problem during recent storms and reported no problems observed.

Discussion of the letter the BOD will send to SHARC. Added additional items to the previous draft. A motion was made to approve the letter with changes, and the motion was approved, 3 to 1.

Scot Yarnell elected to step down as a member of SHARC.

A meeting date for the next BOD scheduled for Thursday, May 26, 2005, 7 pm, at the Ricketts home.

JGC:jgc/finalmin042105

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