



Board of Directors Meeting

October 19, 2006

DRAFT Minutes

To: Board of Directors.

By: Scot Yarnell, Secretary.

Call to Order: The meeting of the Board was called to order at 7:30 p.m. at the home of Allen and Susan Miglore.

Directors Present: Allen Miglore, Pete Southworth, Michael Brown, Scot Yarnell, Don Oas.

Homeowners Present: Ed Ricketts, Warren Liston, Marjorie Snoke, Garth Covert, Kathy Alhady

1.0 OLD BUSINESS:

1.1 Treasurer's Report: Southworth reported that all taxes and all bills have been paid to present. The checking account balance is approximately \$6,000.00. The balance in savings is approximately \$50,570.00.

1.1.1 There was discussion of placing savings in long-term certificates of deposit to increase interest earnings. Miglore commented that in the event of an emergency, the interest penalty for early withdrawal is minimal – a few months interest. Ricketts commented that a 6-month CD is currently yielding 4.5% interest. Southworth will investigate investment instruments and report back to the Board.

1.1.2 In response to a question from Brown, Southworth reported that all banking transactions can be done at the Bank of America branch located in Cameron Park.

1.1.3 Southworth reported that he had not yet received funds from the Covert/Snoke escrow account. The amount due is \$142.50. Southworth will invoice the escrow trust account.

1.2 Minutes: The minutes of February 16, 2006, were not available; approval was tabled until the next Board of Directors' Meeting.

1.3 Gate Maintenance:

1.3.1 Oas reported that it has been difficult to get estimates for painting the gates. Oas was able to get one estimate: light sanding, primer

paint, and gloss black paint would cost approximately \$2200.00 for all ten gates.

1.3.2 There was discussion of the pros/cons of powder coating the gates.

1.3.3 The Board voted (Southworth/Brown; 5-0) to accept the \$2200.00 bid after two weeks if Oas reports back that he was unable to obtain any further bids.

1.4 Road Report:

1.4.1 Southworth reported that he checked with VerKamp regarding a “slurry seal” for the roads. The cost was estimated at approximately \$50,000.00. The consensus was that while the seal might benefit the roads, the cost was prohibitive.

1.4.2 Southworth report that he and Yarnell inspected the roads and found one pot hole. There were no major problems. Southworth will continue to watch the culverts, especially after the rains start.

1.4.3 There was discussion that some members of the community do not like the weed abatement. Each Homeowner is supposed to maintain the roadside if it is marked “Do Not Spray.” One homeowner’s maintenance has not been as diligent this year as in the past. Southworth and Yarnell indicated they will speak with the Homeowner.

1.4.4 Southworth reported that when he asked the gardener about treating for late season weed growth, he suggested Excel, the regular spray vendor. Ricketts observed that the hill up to Talon has excessive weed growth. Alhady commented that the spray vender missed some areas this year – the area to be sprayed is supposed to be 10 feet back from the roadway for liability reasons.

1.4.5 The Board voted (Southworth/Migllore; 5-0) to authorize two sprayings of pre-emergent herbicide in the early spring and a third spraying if determined by Southworth to be necessary, without any further meeting of the Board.

1.5 Front Gate: Migllore noted that the front gate area needs additional bark. The Board voted (Migllore/Yarnell; 5-0) to add bark at the gate up to \$100.00.

1.5.1 There was discussion regarding operation and setting of the pop-up valves.

1.6 Reserve Study:

1.6.1 Migllore conducted research on-line for companies qualified to do a financial reserve study for the HOA. Migllore contacted three companies located in California – two replied. One of the companies works nation-wide and responded with a multi-page proposal. The cost of a study would be approximately \$2620.00, which includes a site visit and photo inventory of association assets. The company also offers a \$349.00 “do it yourself” kit; the

difficulty with such a kit is estimated the useful life and replacement cost of items. Southworth and Ricketts discussed the status of the Fire Tank and pumps, which is the HOA's principal asset.

1.6.2 Miglore reported the other company that responded is local: Don Huntley, in Rancho Murieta. Huntley is a HOA Consultant with Western States Subdivision Consulting. Huntley's bid was \$2250.00 for a complete reserve study, including site visits. Miglore commented that he prefers working with a local company.

1.6.3 After discussion of the companies' respective qualifications, the Board voted (Yarnell/Southworth; 5-0) to authorize Miglore to contract for up to \$2620 with either company, or any other company selected by Miglore, based upon his verification of the company's qualifications.

1.7 Jeremy Meyers-Oakes Claim:

1.7.1 Brown reported that no further action is necessary to enforce the claim at this time. The inventory of assets was sent but service was refused.

1.7.2 Yarnell stated that he would review the file and report back to the Board at the next meeting.

1.8 SHARC:

1.8.1 Alhady reported that no applications are pending at this time. SHARC completed a drive through: twenty-six (26) properties out of thirty-eight (38) were "out of compliance" in one respect or another. Notices to homeowners have not been sent since only three persons on the SHARC. Southworth suggested a check-list type notice.

1.8.2 Miglore commented that the community has matured and perhaps it is realistic to consider imposing fines for violations. General discussion of enforcement mechanisms and authority of the Board and SHARC.

1.8.3 Yarnell stated that the SHARC was looking for some direction and support from the Board with respect to compliance issues. Southworth stated that he would support enforcement if the SHARC came forward with a record of ample notice and opportunity to comply to the homeowner. Brown commented that he did not like big trailers in front of the residences. Oas stated SHARC is important and that he see lots of things warranting improvement, but he is hesitant about establishing a fine structure. Miglore expressed that he a consistent enforcement process was important and that a fine structure might be a reasonable compromise. SHARC will report back to the Board with an enforcement process leading to fines.

2.0 NEW BUSINESS:

- 2.1 Fire Safety: Southworth reported he attended the recent Fire Safety Council meeting. Much information was presented regarding brush clearing, home inspections, 100' clearances, etc.
 - 2.1.1 Miglore suggested inviting Fire Safety Council representatives to the annual meeting for a presentation to homeowners. The presentation include other topics such evacuation plans, live stock safety, removal of the elderly and disabled, community inventory, etc.
 - 2.1.2 In light of the general concurrence in favor of such a presentation, Southworth stated that he would invite the Fire Safety Council to present at the annual HOA meeting.

- 2.2 Water Tank: Southworth reported homeowner Manzo recently confronted several youths who had climbed on the Water Tank. Southworth recommended posting no trespassing signs, except for Fire Department Personnel or other authorized persons, at the entrance to the tank area due to potential liability considerations.
 - 2.2.1 **After general discussion, the Board voted (Miglore/Yarnell; 5-0) to authorize Southworth to arrange for preparation and posting of appropriate no trespassing signs at a cost not to exceed \$250.**

- 2.3 Railroad Report: Yarnell reported that on September 7, 2006, he attended an El Dorado County Transportation Commission meeting. The Folsom, El Dorado, Sacramento Historic Railway Association presented an informal proposal to begin excursion trains and shuttle service from Folsom to Diamond Springs on the transportation corridor. Yarnell learned that the corridor is not "abandoned" but is "rail banked" for vendor rail services. The tentative proposal calls for a train yard located at the commercial site on South Shingle Road across from Havature Way. Yarnell speculated that the excursion train will service the Shingle Springs Rancheria Casino. General discussion of the impacts of rail excursion train and shuttle service on the community followed. Yarnell will continue to monitor this matter and report to the Board.

- 2.4 Next Meeting: The Board agreed that the next Board would be January 11, 2006 at 7:30 p.m. Matters to be discussed at that meeting will include gate painting, reserve study, and scheduling of the annual HOA meeting.

3.0 ADJOURNMENT:

- 3.1 The meeting adjourned at approximately 9:40 p.m.