



## Board of Directors Meeting

March 27th, 2008

DRAFT Minutes

**To:** Board of Directors.

**By:** Don Oas, acting as Secretary.

**Call to Order:** The meeting of the Board was called to order at 7:15 p.m. at the home of Allen and Susan Miglore.

**Directors Present:** Allen Miglore, Pete Southworth, Don Oas and Tony Ringor.

**Homeowners Present:** Kathy and Dean Alhady, Susan Miglore, John Carter, Tom Schultz, Julie Perourka, Tina and Walt Dias, Marjorie Snoke, Bill Sterns

### 1.0 ELECTION OF NEW OFFICERS:

- 1.1 Don Oas – President, Pete Southworth – Treasurer, Allen Miglore – Secretary, Tony Ringor – Board Member, Scot Yarnell – Vice President.

### 2.0 OLD BUSINESS AND REPORTS:

#### 2.1 Minutes:

- 2.1.1 Minutes from several past meetings will be reviewed and approved at our next Board of Directors meeting.

#### 2.2 Treasurer's Report:

- 2.2.1 No report

#### 2.3 Gate Report:

- 2.3.1 No report

#### 2.4 Road Report:

- 2.4.1 New contractor is being used this year for our roadside spraying. Next spraying is scheduled to happen Thursday 4/3/08.

#### 2.5 Jeremy Meyers-Oakes Claim

- 2.5.1 No report

#### 2.6 Railroad Report

- 2.6.1 No report

- 2.7 SHARC Report
  - 2.7.1 SHARC reported Lynn Massey has resigned from her position on SHARC. There have been 2 meetings held and 6 applications reviewed since our Annual Meeting.
  
- 2.8 Report of CC&R Review Committee
  - 2.8.1 Committee reports that good progress is being made by sub-committees. Once CC&R Review Committee has a completed proposed set of revised CC&R sections, they will be submitted to legal for review and correction prior to holding a community wide vote to adopt the revised CC&R sections.
  
- 3.0 NEW BUSINESS:
  - 3.1 Schedule Vote on Petition to Abolish SHARC
    - 3.1.1 Discussion was had regarding how to proceed with request for Vote Taken Without a Meeting from Reichert/Brown while CC&R Review Committee is simultaneously pursuing their tasks.
    - 3.1.2 The Board voted (Southworth/Migllore; 3-1) to inform Reichert/Brown that the 1<sup>st</sup> paragraph from their letter dated 2/3/08 will be used as the wording on the ballot sent out to community members on 4/21. This will give Reichert/Brown adequate time to prepare an informational flyer.
    - 3.1.3 The Board voted (Southworth/Migllore; 4-0) that the BOD will draft an informational flyer to also accompany the ballot encouraging the community members to vote against the proposal.
  - 3.2 Report: Action Without A Meeting
    - 3.2.1 Southworth reported that California HOA law indicates that it is up to the discretion of the BOD whether to hold a vote requested by Bylaws 3.9, either via a ballot issued to each community members residence (Vote Without a Meeting) or to hold the vote at an actual meeting held by the BOD.
  - 3.3 Consider Dues Increase Adjustment for Lots On South Shingle Road.
    - 3.3.1 Discussion was had regarding how the original dues adjustment agreement was made and also regarding how the current dues increase is accounted for with respect to existing budget line items. It was agreed that the BOD will meet with the homeowners from South Shingle Road to discuss in further detail.
  - 3.4 Other New Matters
    - 3.4.1 Southworth reported that he is looking into the use of a different insurance broker to provide a cost savings on existing policies.
  
- 4.0 ADJOURNMENT:
  - 4.1 The meeting adjourned at approximately 8:35 p.m.