



Board of Directors Meeting

July 10, 2008

DRAFT MINUTES

(Pending Approval)

To: Board of Directors.

By: Allen Miglore, Secretary

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

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

Homeowners Present: Susan Miglore, Ed Ricketts, Jim Alford, Marjorie Snoke, John Carter, Dean Zimmerman, Bert Stride, Beth Green, Cory Manzo.

1. OLD BUSINESS

1.1 Minutes

Motion to approve all outstanding minutes (Yarnell, Miglore). Approved 5-0.

1.2 Treasurer Report

Approximate account values: Checking \$12,600, savings \$670, CD1 \$31,671, CD2 \$5,251, Total \$50,202.

Southworth reviewed rates, which all agreed seemed reasonable for the current time.

1.3 Gate Maintenance

Zimmerman stated six more remotes have been requested by non-owner Shadowhawk Drive party (Hulbert), which originally he had reported meant the gate controllers would run out of memory. He got two quotes of \$1300 per gate to add memory.

In investigating upgrades, he found that each memory slot could be programmed for up to 10 remotes, so it turned out no more memory is needed.

He also found 19 remotes were not being used, so he will contact owners to see what remotes are no longer in use, potentially opening up additional slots. Of note, he found

also that no pin codes were excessively used, so past concerns that pin codes had been given out and were used by non-owners seem unfounded.

The only action required was to purchase more remotes to make available for purchase. Motion to purchase 10 remotes for \$390 (Southworth, Yarnell) 5-0.

Southworth suggested idea of charging a transfer fee when owners move to ensure remotes stay with new owners. Discussion followed. It was determined there was no need for transfer as new owners who don't get existing remotes will purchase new remotes.

1.4 Road Report

Southworth reported the current spraying company is not performing well. Spraying is being done but weed problems remain. He indicated that he plans to go back to Excel Tech next year.

1.5 Jeremy Meyers-Oakes Claim

No report.

1.6 Railroad Report

No report.

1.7 SHARC Report

Yarnell stated that Kathy Alhady resigned. Remaining members are Yarnell and Ringor.

2. NEW BUSINESS

2.1 Count votes on Reichert/Brown Petition

Vote to abolish SHARC counted by Allen Miglore, Marjorie Snoke, Ed Ricketts. Vote was 7-yes, abolish SHARC, 15-no, do NOT abolish SHARC. The action would have required 26 yes votes to pass.

2.2 New Attorney

Southworth reported talking to David Tripani and Deon Stein, HOA specialists. Rates are expected to be \$250-275 per hour. Southworth provided each with the draft of CC&R revision and legal questions of trees and fences. Southworth indicated that Tripani would probably utilize attorney Gary Lacey for some work, but Lacey is not an HOA specialist. No retainer quotes have been received, but Southworth and Yarnell indicated a total cost of \$5,000 to review and provide recommended modifications to the document would be reasonable. Motion to authorize up to \$5,000 to retain Deon Stein (Southworth, Oas) 5-0.

2.2 CC&R Revision Committee Vote without a Meeting Request

Ricketts requested formally adopting their published timeline, pending the attorney review. Discussion of implementing timeline ensued, but the consensus was that until

receipt of recommendations from an attorney, no action could take place. The board verbally committed to diligent pursuit of proposed timeline subject to delays in attorney review. No motion was offered.

2.3 Gate report

Zimmerman reported that outbound main gate was getting stuck open, and asked if anyone knew the reason. No one had an explanation. He will investigate.

2.4 Fire tank

Ringor reported check valve replaced and fixed a relay at the well control. Tank is full, and pumps are not cycling excessively as before. The former issue appears to be corrected.

2.5 Reconsider Manzo's SHARC application

Yarnell excused himself and left the meeting, as he was on SHARC. Ringor, also a SHARC member, remained present as a homeowner but would not vote on any action. Board members Miglore, Oas, and Southworth participated.

Oas provided an overview of timeline of the application to SHARC and written, verbal, and email correspondence. The time frame was from late November, 2007 through early April, 2008. During a period from late January through early April, attempts were made schedule an on-site meeting between SHARC and Manzo's, but no meeting ever took place. Manzo's stated in writing in March that they considered the application approved by default for lack of response, per CC&R time stipulations. SHARC subsequently denied the application as not sufficiently submitted.

Oas indicated that the Board did not agree with Manzo's position, but were willing to reconsider the application. Manzos wrote a letter to the Board dated July 9, 2008, which summarized their application and indicated a reduction in the number of stalls from their original November application.

The original application contained retroactive submissions for existing improvements, plus new submissions for three rows of eight covered stalls each. The application submitted to the Board was for two rows of eight covered stalls each.

Miglore noted that the some homeowners had questioned the numbers of horses that Manzoes would be able to house on their property. However, he also noted that there are no CC&R restrictions, nor El Dorado County RE-10 zoning restrictions, on numbers of livestock. The issue of number of livestock becomes one of livestock management, which is not related to an improvement application.

The twelve existing improvements from November 2007 application were listed by Southworth, who further stated he'd inspected property and had considered those improvements within or exceeding community standards. Oas, who had inspected with Southworth, agreed. Motion to approve (Southworth/Oas), 3-0.

The board discussed the new proposed stalls. Oas and Southworth had previously visited the property and found that the grading, position, and orientation of the stalls would mean they would have limited visibility from Talon drive and Brandon Road. Miglore noted they would be approximately 600 feet from Talon Drive.

It was clarified by Manzo that the stalls would have shingle roofs to closely match the appearance of the house roof, lattice-covered ends on the east end visible from Talon Drive, and Hardiboard siding to closely match the house siding on west end visible from Brandon, but would be uncovered on the remaining sides, leaving a steel frame exposed. Below the lattice on the Talon Drive side would be planter boxes framed with cinder block and future stone veneer that would match the house stonework. Further discussion followed, with the Board emphasizing that the position and proposed construction of the stalls relative to the grading of the site and their limited visibility most influenced their thinking.

There was a question raised about a barn structure that Manzo's had previously agreed to build by April, 2008, in place of structures erected three years before. Cory Manzo indicated they still have plans to construct such a barn but it is not in their current plans and not part of this application. There was no further discussion on this topic.

Motion to approve project as described in the letter from the Manzo's dated July 9, 2008, deleting the reference to future stone veneer, which was not part of this application (Southworth/Miglore) 3-0. The last statement was a suggestion of allowing plants to drape over the cinder block fronts of flower beds to help obscure the bare wall and Cory Manzo indicated she would do that.

3. OTHER BUSINESS

3.1 John Carter offered more cobble stone for gates. Oas, Carter, and Ricketts agreed to help transport the cobble stones.

3.2 Miglore stated he had received a mailing from Association Reserves, who performed the reserve study the prior year. Discussion followed whether an annual study was practical for our size of association. It was determined that if expenses had changed significantly since the reserve study, it would be worth considering renewing the study. Southworth agreed to contact Veer Kamp about current cost for road surfacing, and report at next meeting. BOD will consider renewing reserve study or waiting till next year.

ADJOURNMENT

The meeting was adjourned at approximately 9:00 p.m.