



Board of Directors Meeting

June 3, 2009

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, Marjorie Snoke, Pete Southworth, Scot Yarnell, and Don Oas.

Tony Ringor arrived at 8:10 PM.

1. OLD BUSINESS

1.1 Treasurer Report

Southworth reports about \$71,000 (approximately \$12,000 in checking, \$21,000 in risk free CDs, \$5,500 in June 8 maturing CD, \$33,500 in July 10 maturing CD). Other than potential road resurfacing, there are no expected extraordinary expenses.

Regarding Mirgoli property, Bank of America acknowledged liability for dues after the foreclosure. Miglore reviewed delinquent dues policy discussed in previous board meeting. It was noted that the policy was not officially approved in the prior meeting.

Southworth estimated there were back dues of about \$750 before the foreclosure. There was discussion about the minimal likelihood of recovering those dues.

Motion to adopt delinquent dues policy defined in 2/26/09 board meeting:
Miglore/Southworth, 5-0.

Southworth will attempt to bill B of A for the full amount of back dues, and if he gets no response, will file a lien. Motion to authorize Southworth to negotiate with the bank to get as much as possible paid: Snoke/Miglore, 5-0.

Bolger property is now three periods behind. Bolger's have moved from the property. Southworth will send a notice of default.

1.2 Road Report

See new business.

1.3 Gate Report

Miglore reported that bark was installed last week. A bill was presented to the BOD for Promised Landscape for \$450. It was noted there was a broken drip sprinkler. Oas to try repair.

Miglore reported that a second bid was sought from TC Landscapes, but the bid was never received, despite two efforts to obtain the bid. Further, as an illustration, Miglore's bark bid was \$5300 from TC, \$3300 from Promised.

1.4 Jeremy Meyers-Oakes Claim

No report.

1.5 Approve Minutes

February 12, BOD: approved 5-0

February 26, BOD and Annual meeting: 4-0, Yarnell abstain as he was not present

Miglore noted Snoke needs to replace Ringor on the web site BOD list, using cell phone 530-409-9145.

2. NEW BUSINESS

2.1 Assign BOD positions for the current term, effective next BOD meeting

President, Marjorie Snoke

Secretary, Scot Yarnell

Treasurer, Don Oas

VP, Pete Southworth

Director, Allen Miglore

2.2 Appoint SHARC committee, per the new CC&R rules

No attendees were present, so no appointments were made. A discussion of options ensued:

- Snoke to obtain an estimate of outsourcing of SHARC duties.
- Notice community to request again for volunteers for SHARC, state the BOD will temporarily take on SHARC duties out of necessity.

- Also notice community that the BOD will consider outsourcing SHARC duties and raising dues accordingly.

Snoke will contact Tom McMahon to start SHARC. Ringor volunteered to join if Tom was on it. Yarnell will write community notice.

2.3 Discuss road resurface bids and options

Southworth presented two bids from Veerkamp and Vans Paving. Veerkamp's price is \$55,251, plus options for speed bumps, asphalt, and turnout, totaling approximately \$65,000. Vans pricing was approximately 20,000 higher overall.

There was discussion of putting off the work by a year to build reserves up higher. Miglore expressed concern, echoed by Yarnell and Oas, about spending most of the association's cash, leaving the community exposed if a large emergency repair is needed.

Oas expressed concern about putting off speed bumps or other speed deterrents, due to possible liability issues. Southworth indicated he would support speed bumps if they didn't need to be redone with the resurfacing.

Yarnell suggested putting off entire project for a year.

Motion to install six to ten asphalt speed bumps, estimated cost \$1,300 or less per bump, at positions to be determined by the BOD on a drive through, with consultation by a contractor. Miglore/Oas, 5-0.

Motion to defer road resurfacing until 2010: (Southworth/Yarnell) 5-0.

2.4 Discuss memo from owner Ringor suggesting fee assessments for homeowners and/or non-association members for excess road usage

Ringor presented his ideas, suggesting that with the new CC&R's being more lenient with regard to road use, potentially increasing road use and therefore maintenance cost.

Southworth asked if there was any damage historically, as he was unaware of any.

Discussion of various homeowners with heavy equipment or heavy horse trailers. There was mention of new CC&R rules on vehicle restrictions that allows one commercial vehicle per lot. Miglore questioned our ability to monitor road use enough to effectively enforce a policy.

Ringor expressed desire to not subsidize other owner's excessive use of roadways.

Motion to remind community that our roads are not asphalt, and are more susceptible to damage from heavy vehicles, and to request that any knowledge of damage be reported to

the board, and to remind homeowners of their financial liability for damage they may cause to the roads. Southworth/Migllore 4-0, Yarnell abstains.

3. OTHER BUSINESS

No other business was presented.

ADJOURNMENT

The meeting was adjourned at approximately 10:20 p.m.