

Minutes of the Board Meeting on September 12, 2019

Present: Jack Cox, Mike Butterworth, Bert Soske

Call to order at 5:10 PM.

Pledge of allegiance led by Jack Forkner.

Open Forum

Lot 702 Forkner – Pointed out the that CalTel is installing a new perimeter fence along the west side of the subdivision which involves the P&E Trails. Fences and other obstructions are now blocking the trail access. As a result, this section of trails is no longer usable. Asked the Board to enforce the CC&Rs and restore the easements. These easements are recorded with the county. Immediate action is required. They are a recognized asset and the reason some people have moved here.

Lot 673 Plummer – Showed interest in the trails. Thoughts about the backup generator for Black Creek. Who would be allowed access? How would it be controlled? What about max capacity and who decides on the criteria? What will the hall be used for cooling center, cooking, sleeping, etc.? Is there a potential liability issue? If someone is turned away and suffers, what happens then?

Lot 671 Gause – Agrees with Jack on the trails. He moved here for the trails. When he first came here the trails weren't groomed. In 2007 there was a big push to groom the trails. Because the ranch cut themselves short of the property line, association properties overdeveloped onto the trails. This is an urgent matter. It is an amenity that all members pay for and enjoy. Hoping the Board will make some decisions on this. A lot of people don't know about the laws or liabilities pertaining to use of the trails.

Lot 669 Christian – There is a trail marked on the northern side of her property. Is the association planning to establish any rules about trails usage? Like there is for Kiva and Black Creek Park? She wants to be assured that the association is going to provide some safety and security for the use of the trails near her home.

Lot 1516 Barbieri – People are speeding down Little John Road where the speed limit is 25 mph and this is a main concern from the congestion. There are dangers with dogs running loose. We need something in the CC&Rs for this. The county animal control officers are overburdened. There needs to be some control within the community if this affects you.

Approval of Prior Minutes

Mike made a motion to approve the minutes of the board meetings on 7/25/19, 8/15/19, 8/19/19 and the minutes of the executive meetings on 7/25/19 and 8/2/19.

Jack seconded the motion

Approved 3-0

Director Reports

Treasurer – Mike stated there are no issues with the finances. The reserves are going up. Only one reserve account is a good investment, the other two are not. Looking at closing the Umpqua operating account.

President – Jack feels we need to move on the points that were brought up in open forum. Next meeting needs an agenda item for the P&E Trails.

Manager's Report

Have already completed an inspection of the points of concern for the trails, provided an update on the Advisory Committee meetings and announced that we have 7 candidates for the rescheduled election. More details to come after September 16th when the candidate solicitation ends.

Director Appointment

Ryan Oatts has resigned effective 9/11/19. Jack takes on the duties of the President. Bylaws require officer positions to be the President, Vice President, Secretary and Treasurer.

Elect Officers

Mike nominated Bert for Vice President.

Jack seconded the motion.

Approved 3-0

Meeting adjourned at 5:55 PM.