



Board Minutes of the Board of Directors Meeting on January 20, 2022

PRESENT: Mary Braly, Denise DeMartini, Andrew Bunch, Sheldon Toso

ABSENT: Kevin Gause

Call to order at 6:00 PM

OPEN FORUM:

Lot 702: Member pointed out that last month he mentioned that we were \$60K over budget. Stated that he has not received a response from last meeting. There have been excess funds since 2017. Cited civil code. Excess dwindled over the years. Feels that the board spent \$90K last year that shouldn't have been spent. Stated repeatedly that we have a "slush" fund. Mary asked member to send his data to her.

Lot 4861: President of Lions club. There will be a grab and go event for this year's crab feed. Would like an email blast to go out advertising this event.

Lot 2047: Wants another treadmill in the fitness center. There is one in the room that is broken. Wants to know where the Kiva violation funds go?

Lot 1866: Has the association ever considered a "clean up" day. Sheldon suggested Earth Day in April. Mary asked member to provide details/proposal for this event.

Lot 1586: Member requested a couple of months ago information to be distributed regarding fire breaks. Suggested that this important information be disseminated when we mail out the cards.

APPROVAL OF PRIOR MINUTES:

Mary motioned to approve the December 16th and 28th Executive Meeting Minutes

Andrew seconded the motion

Further discussion: none

Approved: 4 ayes 0 nay 1 abstention

Motion carried

Andrew motioned to approve December 16th Board Meeting Minutes with the changes

Mary seconded the motion

Further discussion: Sheldon wants "called out" changed "responded to his comments". Also, changed to "needed a specialist". "Tabled should be carried".

Approved: 4 ayes 0 nay 1 abstention

Motion carried

EXECUTIVE MEETING WAS HELD ON 12/16/21

Agenda items: Violation Hearing, Member Complaint

EXECUTIVE MEETING WAS HELD ON 12/28/21

Agenda items: Personnel

EXECUTIVE MEETING WAS HELD ON 1/20/22

Agenda items: Violation Hearing, Violation Response, Incident Report, Member Complaint

FINANCIAL REVIEW:

Treasurer reviewed the December 2021 Financials. The December financials were received on 1/19/22. \$134K carryover. Our operating account goes up for several reasons. i.e., prepaid assessments, salaries for maintenance have gone up, utilities have also gone up, insurance also went up. Andrew will be asking questions of CID. Items are coded incorrectly. Sheldon questioned the following: reserves, overage, expenses, governance, operating expenses, annuity, CID.

Sheldon motioned to hold a special meeting with CID, Laurie and the CID accountant

Motion not seconded

Further discussion: none

Approved: Motion died

DIRECTOR'S REPORTS:

Sheldon: See comments under financials.

Denise: Denise explained that we found out at the last minute that our prior insurance provider would not provide a policy for property liability due to fire threat. Due to the fact that our insurance would lapse on 12/31/21, we added an emergency agenda item on the 12/28/21 executive agenda to approve a new insurance. Fidelity will be through our last years insurance provider. We saved money changing providers for property liability.

Andrew: Majority of the numbers are wrong accounts. We have not spent more than we brought in. We may have spent more than what was budgeted. Total assets have gone up from last year.

Mary: Explained Aaron's absence. Rebecca is working as assistant manager. Weed abatement: Foothill did not submit a bid. Copper Pest submitted a proposal and they came in at our proposed budget.

Kevin: Absent

VIOLATION REPORT: None

MANAGER'S REPORT: None

OLD BUSINESS: Kiva Rules and Policies. Explained that we are trying to make the Kiva a private area for members and associates. Sheldon stated several changes. Mary also suggested some changes. The fee schedule will be:

Decals: \$45

Temporary Launch Pass: \$45 per day

Access Cards: First two per lot no fee, after two: \$25 per card. Access cards will be personalized and a photo ID will be required when presenting the access card.

Overnight docking: \$50 per night

Sheldon motioned to send out Kiva Rules and Policies (with changes) for member review

Mary seconded the motion

Further discussion: none

Approved: 4 ayes 0 nay 1 abstention

Motion carried

NEW BUSINESS: Fitness Room

Denise motioned to acquire 3 quotes to purchase a new treadmill using reserve funds

Mary seconded the motion

Further discussion: none

Approved: 4 ayes 0 nay 1 abstention

Motion carried

ARCHITECTURAL REVIEW:

Lot 1715: Member is requesting approval to build a garage on an empty lot next to her residence. An application for a lot line adjustment has been conditionally approved by the County. Variance for the oversized garage.

Mary motioned to approve to build a garage with a variance for size (county approval).

Sheldon seconded the motion

Further discussion: none

Approved: 4 ayes 0 nay 1 abstention

Motion carried

Lot 0058: Member submitted an ACC application for a home already being built.

Sheldon motioned to approve subject to county approval.

Mary seconded the motion

Further discussion: none

Approved: 4 ayes 0 nay 1 abstention

Motion carried

Lot 0896: Member requesting permission to build two pigeon lofts for training and housing pigeons.

(This is not a business.)

Sheldon motioned to approve subject to county approval and not to encroach on the trails.

Mary seconded the motion

Further discussion: none

Approved: 4 ayes 0 nay 1 abstention

Motion carried

Lot 1036: Member completed construction for a home in 11/19. Wasn't aware he needed ACC approval. Home was built without a garage due to being short on funds. Seeking approval for home and extension on building the garage for 36 months.

Sheldon motioned to approve construction subject to county approval and 1 year extension.

If they have not submitted plans within the 12-month extension they must submit a request for an additional extension.

Mary seconded the motion

Further discussion: none

Approved: Approved: 4 ayes 0 nay 1 abstention

Motion carried

Lot 1823: Member states he only extended the legs on the existing carport to add height.

Sheldon motioned to approve

Mary seconded the motion

Further discussion: none

Approved: Approved: 4 ayes 0 nay 1 abstention

Motion carried

OPEN FORUM:

LOT 660: Would like to see all employees to have their pictures on the wall at Black Creek Park. Mentioned the budget addressed previously during the meeting. Would like the financials to be addressed during an Executive Meeting prior to being discussed during open meeting. Board should not approve ACC applications that are "red tagged". The Kiva launch shows as public and open at 8pm on Google. This should be checked and revised.

NEXT MEETING: February 17, 2022 – 6:00 PM

MEETING ADJOURNED: 7:53 PM

Secretary Signature: Denise DeMartini