



## Board Minutes of the Board of Directors Meeting on April 28, 2022

**PRESENT:** Mary Braly, Denise DeMartini, Andrew Bunch, Sheldon Toso, Kevin Gause

Call to order at 6:04 PM

Flag salute

### OPEN FORUM:

**Lot Number 2047:** Member brought up the Kiva parking lot and its condition. Showed pictures of crevices that will be filled as a temporary fix. Rebecca is doing a great job but we should have legal request HOA information that is on Aaron's phone. **AGENDA ITEM**

**Lot Number 0636:** Copper Valley is proposing to float a bond for the sewer system for Town Square. Urges members to contact their representatives.

**Lot Number 2037:** Has always maintained the P&E trails on his property. Neighbor has encroached onto his property approximately 10 feet. Neighbor's fence was replaced but not installed in the same place as the old one. Member suggests the HOA contact the surveyor.

### APPROVAL OF PRIOR MINUTES:

Denise motioned to approve the following minutes

March 31, 2022 Executive Meeting Minutes (with change)

March 31, 2022 Board Meeting Minutes (add Kiva 2<sup>nd</sup> draft)

Andrew seconded the motion

Further discussion: none

Approved: 4 yes 1 nay 0 abstention

Motion carried

### EXECUTIVE MEETING WAS HELD ON APRIL 28, 2022

Agenda items: Violation Hearings, Hearings, Personnel

**FINANCIAL REVIEW:** March 2022. Andrew reported that there a couple of "rounding errors". Wants to check why water costs are higher. Propane is accrued. Sheldon asked if we received the year end close report. Andrew will email Laurie for this report.

### DIRECTOR'S REPORTS:

**Denise:** None

**Andrew:** Last month we approved to move the PNC annuity to Goldman. Andrew found out they do not have business accounts. Found another institution that offers business savings accounts.

Andrew motioned to move annuity to a savings account at Live Oak Bank (online bank).

Sheldon seconded the motion

Further discussion: none

Approved: 5 ayes 0 nay 0 abstention

Motion carried

**Sheldon:** None

**Kevin:** Last meeting we talked about purchasing an aluminum boat for the Kiva. Sheldon and Kevin looked at one for \$1500. Owner will contact Kevin when he returns from vacation. Could not get ahold of the other member who had one for sale.

**Mary:** Reported on the Airola complaint. The Court requested a status report as of 4/20/22. The Board voted to dismiss the case with prejudice. The Board never intended for this to go to trial. We hoped for a resolution but our last proposal (4 properties) was unanswered even though CalTel agreed to pay for the relocation. The west side trail will remain closed at this time. There is a five-year statute of limitations (from our attorney). We cannot force homeowners to move obstructions due to this statute of limitations. Legal counsel's advice is if we go after these homeowners we will lose. The approximate cost for the HOA to go after these members is prohibitive. Mary reported on a letter submitted to the Board regarding signage. Member wants these signs to state the MPH when a horse is present. Mary cited the code prohibiting this type of signage. There are signs at all blind corner or on known high-speed stretches. Member questioned why these riders are using the roads instead of the trails. Riders should go with traffic instead of against. Mary will address "poop on the roadway" on the ETC website. Another member submitted a letter stating that we need to address the weed abatement problem. Sheldon suggested contacting this member asking if he would like to start a fire safety committee. Rebecca will also post something on our marquee and website regarding weed abatement.

Kevin stated that we spend \$37,000 on the Airola complaint. Our CCRs state that nothing should obstruct the easements. Kevin wants the rules to be applied to all. We need to uniformly use our fee and fine schedule. We need to pursue opening the trails. Feels that members are losing value on our properties when they are closed. The ACC says there should be yearly inspections. Andrew responded that we are acting on them as the violators are identified. Letters were sent out last months to several lots. Kevin states he has never met Airola. The rancher did not block our trails. Our members have created this problem. The fence was there 60 years before the fence was moved. Mary stated that we spent \$33,429.79 over 3 years.

**MANAGER'S REPORT:** Kiva staff and office assistant have been hired. Access cards, dock overnight reservations and boat stickers procedures have been implemented. Weekly meetings are being held.

#### **OLD BUSINESS:**

##### **Reserves:**

Sheldon feels that both parking lots need to be repaved. The funds are available in the reserves for these expenditures. Sheldon will give copies next meeting regarding "reserves" projects. **ACTION ITEM:** Rebecca to get 3 quotes each for the Kiva and Black Creek parking lots for next meeting.

**Office Computers:** Computers have been ordered, installed and funds were used from the Reserve account. We need a license for Microsoft 365 and also a domain for outlook. We need to contact CID to get all of Aaron's office information/passwords.

**Kiva:** The HOA brought in new sand. Rebecca stated that member feed back for access cards, etc. has been positive.

**Reserves:** Carried over to next meeting

#### **NEW BUSINESS:**

**Pressure Washer:** The pressure washer is old and not working to it's optimum. A replacement will cost approximately \$600

**Rocky Road:** Mail has been coming to Black Creek instead of their PO box. Sheldon stated that this will be corrected.

#### **ARCHITECTURAL REVIEW:**

**Lot # 0660:** Member is requesting to build a 16'x20' metal roof over an existing concrete patio.

**Andrew motioned to approve member request to build a 16'x10' metal room over an existing concrete patio (Subject to County permits, if required)**

**Kevin seconded the motion**

**Further discussion: none**

**Approved: 3 ayes 0 nay 2 abstention**

**Motion carried**

**Lot 1736:** Member is requesting to build a garage near the almost completed house on the property. County permits have been submitted.

**Sheldon motioned to approve member request to build a garage on his property**

**Andrew seconded the motion**

**Further discussion: none**

**Approved: 5 ayes 0 nay 0 abstention**

**Motion carried**

**Lot 2205:** Member submitted request to rebuild his home after a fire. Rebuild will include a new metal roof, new siding and the existing decks.

**Sheldon motioned to approve member request to rebuild his home damaged in a fire.**

**Including a metal roof, new siding and decks. (Subject to County permits, if required)**

**Andrew seconded the motion**

**Further discussion: none**

**Approved: 5 ayes 0 nay 0 abstention**

**Motion carried**

#### **OPEN FORUM:**

**Lot # 0902:** Wants to clear up some things regarding Airola. Was under the impression that Kevin was against moving the fence back. Would like to know if he knows the rancher. Kevin responded that he has never met the rancher. Member stated that Kevin has stated at other meetings that he has spoken with Airola. Also, would like to know his relationship to CalTel. Member explained that we could not give the general membership some information as it was a legal matter and confidential. Member did not like the way Kevin addressed the Board on several occasions. Kevin stated he has never met the rancher but did admit that he has spoken to the rancher and yes, he has family/friends at CalTel. The fence did not block the trails, the members blocked the easement. He stated the fence was 60 years old. Mary stated CalTel moved the fence because their lines were on rancher's property.

**Lot #2165:** There are two parking spaces that have been moved. Since we are not getting a golf cart for shuttling, would like these parking spaces reinstated. Ray stated that we have a lot of equipment in the shed by these parking spaces. i.e., county, emergency vehicles etc. and the area must be kept clear.

**Lot #2037:** Feels that member input during these meetings should be encouraged. Stated that a lot of the issues being discussed are the same as what has been talked about over 8 years ago. Mary stated that a code compliance employee was suggested by a previous Board and was shot down by the membership. Feels that members should get ACC approval before submitting to the County.

**Lot #0562:** Questioned whether the Board was the ACC. Mary explained the process for the ACC. Denise explained that our process is more streamlined and efficient. Member asked what Rebecca's position is at this time. She is the manager but is not employed by CID.

**Lot #0660:** Wants to thank the Board for their diverse opinions. Spoke of easement issue. Feels that members must be involved in land issues. Easement moves with the property line. ACC had a subset committee that met 2x per month.

**Lot #571:** Asked what Rocky Road is. Sheldon explained Rocky Road and invited all members to their meetings. Spoke about weed abatement. Renter next door will not clean up the lot. She has to file a complaint yearly. Andrew explained the procedure after a complaint is made.

Kevin explained that different attorney's know different things. States that a previous attorney had a different take on the P&E trails. Mary will invite our attorney to our next meeting.

**ADJOURNED: 8:00 PM**

**NEXT MEETING: May 26, 2022 - 6:00 PM**

Secretary Signature: Denise DeMartini