

January 15, 2016

PLPOA EMERGENCY Board Meeting  
NCPM Office 233 N. Cloverdale Blvd.

The EMERGENCY BOD meeting was held at 7:30AM at the offices of NCPM on January 15, 2015.

Present:

Randy DeCaminida – President

Peter Sourek – VP

Michael Margetts – Secretary/Treasurer

Members: Jim Lamb, Lee Tolbert, Rob & Karen Davis

Guest: Pam from Healdsburg Property Management representing the Cook family.

The President opened the meeting at 7:30

Because this was an “Emergency Meeting” the previous financials or meeting minutes were reviewed or approved.

#### **Member/Public Comments - NONE**

Randy (the President) reviewed some of the history regarding “short term” rental sand recited the information in the original CC&R’s from 1961 and the 2008 amendment addressing short term rentals.

Pam representing Healdsburg Property Management and the Cook Family vacation rental stated that she did want to refute the CC&R’s or bylaws of the PLPOA. She atated that Mai had informed here that there are currently 6 other vacation rentals in the PLOPA complex. Pam stated that she had worked with the county on the vacation rental issues and the current vacation rental owned by the Cook’s is fully, licensed and pays TOT. Pam also stated that Mai informed her she had spoken with one of the BOD members and this person informed her that her vacation rental would be fine.

Ron Pavelka from the management company (North County Property Management) disclosed that the Cook Family are his landlords for his Real Estate and Property Management Business located at 233 N. Cloverdale Blvd. He also reiterated that the comments of ONE board member without the vote of the BOD in a public meeting does not constitute an approval. Also Ron stated that any BOD member CANNOT “approve” any exception to the CC&R’s or Bylaws. There is a process to make changes.

Michael asked for the BOD to get to the point and focus on the violation on hand.

Jim Lamb, who was in attendance and was also on the BOD does not recall ever giving permission to the Cook family for a vacation rental in Palomino Lakes.

Karen, had some concerns regarding the working in the 2008 amendment to the CC&R's as it appeared to address the issue of less than 15% of the total SFR in the PLPOA were eligible to rent.

Peter, there are some complaints on vacation rentals in the PLPOA and the BOD can act to change the CC&R's as can any of the members.

Randy, stated that we need to deal with the violation of the CC&R's by the Cook's at 1088 Palomino and that the BOD has the fiduciary responsibility to enforce the CC&R's.

Ron reiterated how to change the CC&R's for the BOD and Pam from Healdsburg Property Management. Ron also stated that the current BOD has the fiduciary responsibility to deal with the current violation and if other violations present themselves, the BOD can deal with these. There were previously other violations and they appear to have been mitigated.

The BOD addressed a recent letter from a member of the PLPOA. Randy made a motion to not respond to the letter. It was seconded by Michael and the BOD voted unanimously to the motion.

Peter stated he would address the homeowner personally regarding his concerns.

The BOD directed the management company to work with the attorney on next steps to mitigate the vacation rental issue with 1088 Palomino owned by Fred Cook.

Under NEW Business, Lee Tolbert addressed an issue regarding concerning draining and culverts on Oak Knoll Terrace.

The meeting was adjourned at 8:35