

November 6, 2015

PLPOA Board Meeting
NCPM Office 233 N. Cloverdale Blvd.

The regularly scheduled BOD meeting was held at 7:30AM at the offices of NCPM on November 6, 2015.

Present:

Randy DeCaminida – President

Peter Sourek – VP

Michael Margetts – Secretary/Treasurer

Members: Ron Thal, Dave Rankin

The President opened the meeting at 7:32

Previous meeting minutes from 6/19/15 were approved.

Financials for the YTD were approved

Member/Public Comments

Member Ron Thal spoke to the BOD. He stated that he was a “newcomer” and had only lived in Palomino Lakes for 18 years. He was concerned about road issues related to speeding on the roads, especially Palomino Road. He was concerned about one person in particular.

Member Jim Lamb addressed some concern on recent work that was completed to replace a crushed culvert that affected several residents on Madrone. It was not determined if the culvert was on private property or within the PLPOA easement. However because of the consequences of the crushed culvert and the potential damage to the road and other private property, the BOD had agreed to conduct the repair. The President did remind Mr. Lamb that the PLPOA could conduct work on private property that was deemed necessary or the potential to cause damage to PLPOA property or other private property then request reimbursement from the property owner. The BOD also asked the management company to consult with the PLPOA attorney regarding work to be conducted on the roads and within the easements for the various roads throughout Palomino Lakes.

OLD Business:

Jim Lamb who has handled the road work for the past several years and coordinated the crack sealing with Carlisle Construction throughout Palomino Lakes this past August reported that the work was completed to his satisfaction during the 3 day period that they were on the property.

During the months of October and November, the PLPOA's contractor spent several days throughout Palomino Lakes working on cleaning, replacing ALL of the culverts and working on the ditches installing rocks getting ready for the expected "El Nino" event this winter.

The Board of Directors also authorized earlier this summer to have a few DEAD trees removed that were on Palomino Road and to trim various trees the interfered with the right of ways on various roads throughout the development.

New Business:

1. The BOD along with the management company set the meeting schedule for balance of 2015-2016.
 - a. 1/22 – this will be the meeting where the budget is presented and finalized at 7:30 AM. The meeting will be held at the management company's offices.
 - b. The annual meeting will be in May. Most likely the 2nd Saturday of the month.
2. The BOD voted to "chair" the discussion on changing the bylaws regarding the increase of the BOD to 5 persons and to create staggered terms.
3. Reserve Study.
 - a. As required by the Davis-Stirling Act, the PLPOA must conduct a "reserve study" every three years. Because the only property that is owned/maintained by the association are the roads, it was decided that:
 - i. Jim Lamb will head a road committee that will consist of himself and 2 other members of the PLPOA. He will work to recruit these additional member to convene next spring after the rains. The goal is to have a minimum of 3 vendors to give the association a 5 year plan/reserve study for road maintenance.

4. Animals:
 - a. The BOD tasked the management company with locating older records regarding the CC&R's and how the PLPOA handles non domestic animals in Palomino Lakes.
 - b. North County Property Management will locate the information and provide an update to the members of the non domestic animal policies and create a tracking system to contain the information on who has what type of non domestic animals on their property and the quantity of non domestic animals.
 - c. Dave Rankin expressed concerns that the PLPOA might attempt to ban ALL non domestic animals in Palomino Lakes. The president reassured him that this discussion was simply on developing a system to keep track of the non-domestic animals in the complex.

5. The Board approved to move \$60,000 from "operating account" to the reserves account. Also, Michael made a motion that passed to put \$65 per property per collection period (quarterly) into the reserve fund.

The meeting was adjourned at 8:52 by the president.