

## Palomino Lakes Property Owners Association

### Annual Meeting Minutes

- June 8, 2013
- 10:30 A M
  
- Directors
  - Jim Lamb (present)
  - Roger Shideler (Present))
  - Rick Corriea (present)
  
- Financials (as of 5/1/13):
  - On hand                      \$63,892.26
  - Contingency Fund        \$12,500.00
  - Receivables                \$4,150.10
  
- President's Report:
  - President Lamb introduced Andy Grose as Supervisor of Elections. Association members were invited to observe as Mr. Grose proceeded to open and count ballots at a table at the rear of the room
  
  - President Lamb discussed the installation of several new fire hydrants. The water company's consulting engineer and several fire insurance companies have expressed that a few more fire hydrants would greatly improve the availability of firefighting water in an emergency. The Cloverdale Fire Protection District reviewed our hydrant placement and agreed that additional hydrants were a good idea. The Association decided to fund the hydrants as the water company is fully committed with the new well and treatment plant. Additional hydrants have been installed on Oak Knoll Terrance, lower Mountain Pine Road and upper Palomino Road.
  
  - The roads came through the winter in good shape and there are only a few minor cracks. The slurry seal coating done last year improved both the water shedding performance of the roadways and their appearance. Our long term goal is to chip seal all the roads which will provide a much longer lasting surface than slurry seal and will improve wet weather traction. Bids for chip sealing will be solicited this year.
  
  - President Lamb announced a community wide chipping program again this summer. Brush chipping and removal will be done on July 15 and 16 by Johnson's Quality Tree Care of Ukiah.

- Members were reminded that residents are required to trim flammable vegetation by July 1 and President Lamb pointed out the requirement that vegetation within 10 feet of a roadway must be mowed. The Association will send out violation notices in the event of non-compliance. The fine for non-compliance is \$125.00 plus \$25.00 per day of violation
- Vice-President's Report:
  - Vice-President Roger Shideler reminded people of the impact of late assessment payments on all concerned. He pointed out that the volunteer board spends a great deal of time and energy dealing with a small number of people who consistently ignore their financial obligations. He further pointed out that assessments constitute a lien on the property and the Association will aggressively pursue delinquent assessments.
- Treasurer's Report:
  - Treasurer Corriea reviewed the Association's 2013/2014 budget and presented the 2012/2013 financial statement. The Association is solvent, paying its bills and has an adequate contingency fund. Assessments will increase from \$155 to \$160 per quarter beginning July 1, 2013.
- Election Results:
  - Supervisor of Elections Grose announced the results of the election:
  - Rick Corriea, Jim Lamb, and Roger Shideler were elected.
- Adjournment:
  - The meeting was adjourned at approximately 11:15 AM.