

**July 17, 2016**

**Meeting Minutes**

**Meeting was held at the offices of North County Property Management**

**Board Members Present:** Pete Sourek, President; Rob Davis, Vice President; Michael Margetts, Treasurer.

**PLPOA Members Present:** Ron Thal, Mindy Thal, Dennis Harlin, Tony Delfino, Jim Lamb, Janet Vail.

**Non Members Present:** Ron Pavelka, North County Property Management

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9:05 – President Sourek calls meeting to order

Review and approve previous meeting regular minutes – President Sourek motions to approve minutes of May 21, 2016 meeting. Vice President Davis seconds the motion. Motion passes unanimously.

Review and approve current financials - President Sourek motions to approve profit and loss statement for the period April 1 – July 17, 2016. Vice President Davis seconds the motion. Motion passes unanimously.

Members/Public may address (3 minutes) issues that are not on the agenda – None

Five-year plan for the roads with cost estimates and work projected – President Sourek motions to instruct Road Committee member Jim Lamb to obtain three bids from asphalt contractors for the cost of all existing work that needs to be performed on all roads within Palomino Lakes. Board will use this information as part of its support documentation while producing/updating the required Reserve Study. Vice President Davis Seconds the motion. Motion passes unanimously. Discussion ensues. One of the discussions was prompted by member Ron Thal who suggested that rather than becoming “overly bureaucratic” in dealing with the roads, reserve accounts and projected budgets for the Reserve Study as required by the Davis-Stirling Act that the BOD and PLPOA should simply “wing things” and that should be just fine. The BOD informed Mr. Thal that there is protocol in dealing with these issues.

Easement granted over community roads – Ron Pavelka discusses existing easement over community roads. Payments due to secure easement are past due. Board instructs Pavelka to seek payment for past due amounts. Discussion ensues.

Member Lamb states that he believes that the requirement for the payments to secure the easements was waived in return for an easement for the placement of a 100 gal water tank, by the PLMCW. Board instructs Ron Pavelka to prepare a letter to the PLMCW that requests all information about any waivers that were granted for the water tank easement.

Speed control within the community – President Sourek describes an existing issue of speeding within the community and suggests that a possible solution would be the installation of speed humps/bumps. Discussion ensues.

Members Ron Thal and Janet Vail express their concerns over the installation of speed humps/bumps.

Members Jim Lamb and Tony Delfino note that the State Department of Transportation, the County of Sonoma, and Fire Departments may provide site-specific suggestions for speed control, at no cost to the community.

The Board instructs Ron Pavelka to research agencies that may provide cost-free consultation on issues related to speed control and to secure their services, as appropriate.

Ownership of Palomino Road and easements – Ron Pavelka discusses the result of title search work performed by Steve Crotty Consulting and related legal opinions by community counsel Barbara Zimmerman.

Board instructs Ron Pavelka to contact arborists and/or other subject matter experts to visit the site and provide a cost estimate of continued maintenance of the easement area along Palomino Road, in support of the preparation of the community's Reserve Study.

Meeting adjournment - With no further business, the meeting was adjourned at 11:07, by unanimous vote of the Board.