

PALOMONO LAKES PROPERTY OWNERS ASSOCIATION

**ANNUAL MEETING**

**MAY 19, 2018**

**10:00 A.M. – OLD CROCKER INN – CLOVERDALE, CA**

**DRAFT MINUTES**

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- **President Sourek call meeting to order – 10:03**
- **Agenda Review – 10:03 – No changes to the agenda.**
  
- **Introduction of the Inspector of Elections and Ballot Count – 10:00 am –**Treasurer Margetts introduces Jim Lamb as the Inspector of Elections for the election of the members to the Board of Directors. One person requested a ballot. Inspector Jim counts ballots during meeting.
  
- **President's Report**
  - Discussion regarding fire fuel on property – 10:05 – President Sourek discusses the need for members to cut down brush and grasses. He requests that entire properties be cleared, rather than just per CalFire guidelines, given the result of the October fires. No action taken.
  - Discussion regarding use of off-road vehicles in Palomino Lakes – 10:07 - President Sourek discusses damage that has been caused by members of the community to Palomino Lakes as well as to the Crocker Estates communities. Sourek reminds the membership that only licensed vehicles should be operated within the community. No action taken.
  - Discussion regarding trespassing complaints – 10:09 – President Sourek noted that he had received complaints of offroad, unlicensed vehicles, entering Crocker Estates from Palomino Lakes property, and damaging private property. President Sourek requests that all members respect the property of others. Sourek also requests that members inform him if they see this happening. A Member reminds the membership that drones can be an invasion of privacy and that they should not be flown over others private property. No action taken.
  - Discussion regarding Palomino website – 10:10 – President Sourek discusses the need to update the website. He noted that there is money set aside in the budget for this. A member reminds the membership to inform their real estate agent that all pertinent HOA and Water Company transfer documents can be found on our website. No action taken.
  - Discussion of Roads. Future Reserve Study to determine schedule for repair/replacement of community roadways -10:15 – President Sourek discusses bids received for resurfacing Palomino Road. He notes that there is \$140K in the budget, which is enough to do half of Palomino Road. Treasurer Margetts noted that a reserve study will be performed this fiscal year and that Palomino Road repairs would not begin until after completion of the reserve study. No action taken.
  - Discussion regarding use of management company – 10:20 – President Sourek noted that there is no money in this year's budget for a replacement management company, as the Board will evaluate the need or a management company. There was membership interest in volunteering to help the Board manage the community. The Board will work

toward producing a list of discrete tasks that could be efficiently completed by volunteers. No further actions taken.

- Reminder not to exceed posted speed limit – 10:25 – President Sourek noted that speeds on community roads are increasing again. He asked that we all obey the posted speed limits as well as the unposted (15 MPH) limits on the side roads. President Sourek said that he would research the installation of speed limit signs on side roads. A member asked the Board to notify the tree-trimming company to put down warning cones. No further action taken.
- Request for consent to send notices via email – 10:30 – President Sourek requested that members complete the Authorization to Notice by Email form that was available at the meeting. No action taken.
- General requests; poison, use of loud equipment – 10:35 – President Sourek requested that members not use poison as it travels up the food chain and unintentionally sickens non-pest animals, and pets. Sourek noted that chain saws, chippers, etc., are used to clear fuel from our lots, and that the noise from this equipment should be expected this time of year. No action taken.

- **Vice President's Report**

- Summer Bridge – 10:40 - Vice President Davis noted that the Summer Bridge is to open prior to the end of the month. He also discussed the efforts underway to find a permanent solution to the Bridge. Davis introduces Chief Jenkins from the Cloverdale Fire District. Jenkins gave an in depth account of the causes of, and losses from the October fire storm. Jenkins discussed the role of the Cloverdale Fire District during the October fires. Jenkins noted that the Fire District would prefer that members use River Road North, rather than the Summer Bridge as the exit route, as the Fire District uses the bridge to bring equipment over the river. Davis introduces Preston Addison and Steve Johnson who further discuss the efforts that are underway to make the Summer Bridge permanent. No action taken.
- Chipping Schedule – 11:20 – Davis notes that chipping will be on June 26<sup>th</sup>. Branches need to be 6" in diameter or less. Economy Tree will be the chipping vendor. No action taken.
- Paving of River Road – 11:20 – Davis did not have a date the paving would begin on River Road. No action taken.

- **Treasurer's Report**

- 2018/2019 Budget – 11:22 – Treasurer Margetts discusses material changes in this year's budget, compared to last. No action taken.
- 2017/2018 Financial Statements – 11:37 – Treasurer Margetts noted that 2017/2018 financial statements were not yet available, due to the loss of the management company. Margetts stated that they would be distributed to the membership as soon as that have been completed. No action taken.
- Dues Collections – Late Payments – 11:40 – Treasurer Margetts noted that there were quite a few members with past due accounts. Margetts stressed the negative affect that late payments can have on our community. No action taken.
- Review of 2017/2018 Financial Statements – 11:42 – Treasurer Margetts noted that the 2017/2018 financial statements must be reviewed by an independent CPA, as revenues will exceed the threshold for this requirement, under the Davis Sterling Act. No action taken.

- **Results of Election**
  - 11:45 - Jim Lamb, Inspector of Elections announces the results of the ballot count. All three incumbents (Sourek, Davis, Margetts) were reelected to the Board for another one year term.
  
- **Members may address (3 minutes) items that are not on the agenda**
  - 11:55 - A member stated that the second tier usage level was too low, and the price too high on the monthly water allocation/invoice. After his three minutes, the member was advised to discuss the matter at the meeting of the Palomino Lakes Water Board meeting, which directly followed the homeowner association meeting. The Board noted that they have no jurisdiction of water company policy. No action taken.
  
- **Adjourn**
  - 12:07 – Vice President Davis motions to adjourn. Treasurer Margetts seconds. The motion based unanimously.