

**PALOMONO LAKES PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
May 23rd 2020**

10:00 A.M. – Zoom – Meeting ID: 812 7484 7992

Password: 262488

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Meeting ID: 812 7484 7992

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AGENDA

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- **Board Members Present** – Pete Sourek, President, Rob Davis, Vice President, Michael Margetts Secretary/Treasurer
 - **Board Members Absent** - None
 - **Members Present** – There were no items on the agenda that required a vote of the membership. A membership rollcall will occur during the Palomino Lakes Mutual Water Company meeting, immediately following the Palomino Lakes Property Owners Association meeting.
 - **Call to Order** – President Sourek called the meeting to order at 10:08
 - **Introduction of the Inspector of Elections and Ballot Count** – President Sourek introduced Jim Lamb, Inspector of Elections, Jim to count the ballots during the meeting.
 - **Discussion of Annual Report & Annual Budget Report** – Treasurer Margetts noted that the Annual Policy Report to the Members, and the Annual Budget Report to the Members had been sent previously, prior to the annual meeting. President Sourek noted that the annual financial statements were not ready as Verdant Management Company had not provided the financial information required, per their contract, to allow for the completion of the financial statements.
 - **Discussion of fuel on ground/chipping (Schedule)** – President Sourek noted that the chipping would begin earlier this year, on May 25th, as many community members had already placed

large amounts of trimmings at the roadway. Community member, Dave Taber, asked if we could have two chippings a year, one in spring and one in the fall. President Sourek noted that the chipping needed to occur in close proximity to the start of fire season.

- **Properties acquired (gifted) to Palomino Lakes** – President Sourek noted that the transfer of lots 118 and 119 to PLPOA had occurred and that the Board was finalizing documents to ensure the most favorable property tax status.
- **Termination of Property Management Company Contract** – President Sourek noted that the PLPOA had severed ties with Verdant Property Management, due to breach of contract and general ineptitude. Sourek noted that the PLPOA would seek to contract with a local company to do accounting and administrative functions.
- **Late payment of dues, property liens and attorney fees** – President Sourek noted that there are a significant number of members who are late in their dues. Sourek noted that letters would be sent demanding payment and reminding members of fine schedules and other sections of the CCR's outlining attorney fees and property liens for non payment of dues.
- **Possible Road work on Palomino Road** – President Sourek discussed the need to repair lower Palomino Road during the 2020/2021 fiscal year. Sourek will be soliciting bids. Sourek noted that the repair to this section of Association roadway was not scheduled for repair in the 2020/2021 fiscal year. Therefore, a special assessment may be required to fund the repairs.
- **Results of Election** – Inspector of Elections, Jim Lamb, announced that the existing Board had been reelected for another year.
- **Members may address (3 minutes) items that are not on the agenda** –
 - Gary Vuchinich suggested that the Board assess fees to specific Association members whose heavy construction on their property may cause damage and/or premature wear and tear to Association roadways. Jeanne Miernyk agreed and further suggested that a street sweeper should be brought in to remove and construction gravel or debris on Association roadways.
 - Gary Vuchinich noted that most of the properties in Palomino Lakes are in the extreme fire zones, as noted in the CPUC fire map. Gary noted the severe affect that that can have on the cost of fire insurance.
 - Gary Vuchinich noted the existence of the Self Generation Incentive Program. And that he was currently in-process with the installation of one or more Tesla Power Walls at his property.
- **Adjournment** – There being no further business, President Sourek adjourned the meeting at 10:35.