

PALOMINO LAKES
PROPERTY OWNERS ASSOCIATION
P.O. BOX 687
CLOVERDALE, CA 95425

MINUTES OF THE PALOMINO LAKES PROPERTY OWNERS ASSOCIATION

BOARD MEETING via Zoom

7:30 AM March 26 2021

1076 PALOMINO ROAD, CLOVERDALE

7:35 – Director Sourek call meeting to order

Review and approve previous meetings regular meeting minutes

Director Davis moves to approve the minutes of prior Board meeting, as presented, Director Sourek seconds the motion. Motion passes unanimously.

Members may address items not on the agenda (3 minutes)

None, though members given further opportunity to speak later in the meeting.

New Business

Changes to the CCR's for changes to the laws governing rental properties

Director Margetts noted that Barbara Zimmerman, an attorney frequently used by the Association, has notified the PLHO Board of recent changes by the California Legislature that require the Association to change sections in the CCRs associated with rental restrictions. Specifically, the percentage of rentals allowed in the community (should not be less than 25%) and minimum period for rentals (should not be longer than 30 days). Director Margetts to direct Zimmerman to prepare a CCR modification, for recording.

Bylaws review

Director Margetts to obtain multiple quotes for CCR and Bylaw review services.

Possible new fire escape rout from Lower Pine Road

Directors to walk proposed location for fire exit gate, within the community.

Getting ready for Spring

Director Sourek to contract with Economy Tree for community chipping work. Date to be finalized.

Annual meeting

Annual meeting will be held on May 30th, via Zoom.

Elections

Call for nominations to go out next week.

Palomino Road re-paving

Director Sourek to obtain multiple bids for pavement work for Palomino Road.

Dogs not on leash

Director Margetts noted that he has seen multiple property owners that allow their dogs to access common areas, unleashed. The Board will remind property owners of the need to keep their dogs leashed when not on their private property. Additionally, Director Margetts will purchase signs to place around the community to remind property owners of the requirement to keep their dogs tethered.

Review financials and bank statements

The Board unanimously approved January and February bank reconciliations and financial statements for the period ended February 20, 2021, prepared by Erica Lane.

Property APN 117-280-032 and Property APN 117-280-033 lots update, property taxes and conversion to open space

Director Margetts to request Zimmerman to prepare the proper documentation to facilitate the addition of the two APNs into the Associations common area.

Repairs & Maintenance update

Economy Tree to do a health assessment on trees on Association property.

Members may address items not on the agenda (3 minutes) – (continued)

Member Tolbert noted that there are numerous “abandoned” vehicle on property within the community. Director Sourek noted that the CCRs are silent about this matter.

Items for future agenda

None

Adjournment

The Board voted unanimously to adjourn the meeting at 8:33 a.m.