

Palomino Lakes POA
Board Meeting – October 18, 2019
6:30 pm

Meeting was held at 1076 Palomino Road, Cloverdale, CA

Board Members Present: Pete Sourek, President; Rob Davis, Vice President; Michael Margetts, Treasurer (by phone).

Non-Board Members Present: Frank _____, Steve Brown, Jim Lamb, Karen Davis, Jacob _____, Richard Clay???...*anyone else??*

Non Members Present: Pete Singler

6:30 – Director Sourek calls meeting to order

Review and approve previous meeting regular meeting minutes – (*did anything happen here? I was not present at the last member meeting so I am looking for some kind of minutes*).

New Business:

Discussion and possible action regarding APN 117-280-032 and APN 117-280-033 – Current owners of APNs wish to sell properties to PLHOA for \$ _____. Board discusses possible costs associated with owning and maintaining properties, as well as benefits of securing properties to eliminate possible future suits from owners concerning property access, water rights and claimed easements. Director Margetts suggested that the decision to purchase the properties should be put to a vote of the members. Director Sourek noted that the bylaws are silent about whether the Board can acquire property. Director Davis motions to proceed with the purchase of the properties, Director Sourek seconds the motion, Director Margetts votes against. The motion passes. Upon further discussion, the Board agrees to have all contracts regarding this transaction reviewed by the PLHOA attorney.

Management Company – Board discusses their general unhappiness with the level of service that Verdant Management is providing to the Board and to the community. Director Margetts presents a motion to secure the services of an accounting firm before giving notice to terminate Verdant Management. Director Davis seconds the motion. The motion passes unanimously

Reserve Study – Director Margetts motions to have John D. Beatty & Company prepare an updated reserve study for the community. Director Sourek seconds the motion. The motion passes unanimously.

Review and Taxes – Director Margetts discusses the documents necessary to complete the accountants review report and PLHOA taxes for the year ended March 31, 2019. No further action taken.

VRBO – Director Sourek noted that the owner who had listed their home on VRBO had removed the listing, per his request. No further action taken.

Chickens - Director Sourek noted that the offending rooster had been given away and was no longer an issue. No further action taken.

Getting Ready for Winter – Director Sourek has contacted vendor to clear ditches and culverts in preparation for the rainy season. No further action taken.

Crocker Inn – Director Sourek noted a member’s concern over the tree removal, brush clearing, and possible trespassing by Croker Inn guests onto Palomino property. After further discussion, the Board decided that no action was necessary by the PLHOA Board.

Discussion about fuel remaining on homeowner proports – Director Sourek noted that this was no longer an issue. No further action taken.

Items for future agenda

Property APN 117-280-032 and 117-280-033

Reserve study, review, taxes

Adjournment – There being no further business, Director Davis motioned to adjourn the meeting at 7:45 pm. Director Sourek seconds. The motion passes unanimously.