

Meeting of the Palomino Lakes Home Owners Association Members
May 13, 2017 11:00 am
Old Crocker Inn, Cloverdale, CA

Members Present (see attached list)

Board Members Present: Pete Sourek, President, Michael Margetts, Treasurer

Board Member Absent: Rob Davis, Vice President

Non Board Member Present: Ron Pavelka, North Bay Property Management.

11:07 – President Sourek calls meeting to order.

Approval of the agenda – Ron Pavelka requests that opening of the ballots be moved to the last item of Old Business. President Sourek moves to move the item, Treasurer Margetts seconds the motion. The motion passes.

Review and approve minutes of previous regular Board meeting – President Sourek moves to approve the minutes, Treasurer Margetts seconds the motion. The motion passes.

Review and approve 2016 – 2017 financials – Treasurer Margetts discusses financial statement. Ron Pavelka notes that PLHOA, has been overcharged by North Bay Property Management (NBPM) due to their use of an incorrect number of properties in the community. Mr. Pavelka states that NBPM will reimburse PLHOA for the overcharge. President Sourek moves to accept financial statements, Treasurer Margetts seconds the motion. - Motion passes unanimously.

OLD BUSINESS

Road resurfacing for 2017 and beyond – President Sourek discusses the near-term paving of Little River Rd. Additionally, President Sourek noted that Palomino Road will need to be resurfaced within the next two years, the cost of which will exceed \$200K, per current estimates. Sourek notes that additional funds will need to be collected from the membership to pay for the Palomino resurface. – No further action taken.

Downed trees and weeds on private property/fire hazards – President Sourek reminded the community that they have the responsibility to remove fuel sources from their property, including tall weeds and dead trees. Discussion ensues, with Sourek stating that the community requirement exceeds the minimums set by Cal-Fire and that property owners make every attempt to weed-eat their ENTIRE property. The Board has set a deadline of June 15th for the homeowner compliance. After this time, the Board may contract for the work to be done on member property, with an invoice sent to the property owner. – No further action taken.

2017 – 2018 Budget – Treasurer Margetts discusses 2017 – 2018 budget. – No action taken.

PLPOA quarterly dues increase – Treasurer Margetts informs the community of the Board’s decision to increase quarterly member dues from \$165 to \$198. Margetts notes that the increase is necessary to replenish road reserves for the Cedar Ln. pave and also to fund the paving of Little River Rd., as well as other smaller road and culvert maintenance within the community. Discussion ensues. – No further action taken.

Fine Schedule – President Sourek, together with Ron Pavelka, explain to the members why the implementation of the Board-approved fine schedule will be a valuable tool to help the community ensure that CCRs are followed . Discussion ensues. – No further action taken.

PLPOA Board responsibility in CC&R violations and disputes – President Sourek, together with Ron Pavelka, clarify to the members that the Board should not be looked upon as the arbiter of small disputes or disputes that are civil matters, better left to courts, mediators or other enforcement agencies. Discussion ensues. – No action taken

Open all ballots for election/install new BOD for 2017 – 2018 – Ron Pavelka states that the current Board has received the only votes and will remain in term for another year.

Members/Public may address (3 minutes) issues that are not on the agenda – Member Ron Thahl expresses concern about the rate of speed of cars within the community and on River Road. Member Thahl requests that the Board take up this issue again, and consider various options for signs within the community, including signs that reward drivers for driving safely. President Sourek states that the Board will research the option of placing signs within the community.

Member Lee Tolbert suggests that the STOP sign and line at the end of Palomino road be repainted

Member _____ suggests an emergency phone tree be created for warning community members of possible threats within the community. Ron Pavelka states that numerous attempts have been made to obtain community member email addresses, with little success. Mr. Pavelka also notes that a material percentage of the homes in Palomino Lakes are secondary homes, the owners of which would not likely benefit from a phone tree.

The Board presents a plaque to Jim Lamb (in absentia), thanking him for all of his excellent service on and for the current and prior Boards.

12:20 - There being no further business, President Sourek makes a motion to adjourn. Treasurer Margetts seconds the motion. The motion passes unanimously.