

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

**PALOMINO LAKES PROPERTY OWNERS ASSOCIATION
BOARD MEETING – DRAFT MINUTES
7: 30 AM February _8, 2019
1076 PALOMINO ROAD, CLOVERDALE**

Board members present – Pete Sourek, President, Rob Davis, Vice President, Michael Margetts, Treasurer

Non Board members present – Lee Tolbert

Meeting called to order – President Sourek called the meeting to order at 8:00 a.m.

Review and approve previous meeting regular meeting minutes – Vice President Davis made the motion to approve the minutes of the prior Board meeting. President Sourek seconded the motion. Motion passes, unanimously.

Members/Public may address (3 minutes) on issues that are NOT on the agenda – Lee Tolbert noted that it was his belief that a number of structures have recently been built without permits.

Lee Tolbert noted that prior Boards had made exceptions to the restriction that the rental term of properties within Palomino Lakes must be one year or greater. President Sourek noted that this was dictated by the communities CCRs and by Sonoma County zoning laws.

Old Business:

Discussion of late payments late fee charges – President Sourek discussed the progress in collecting on past due dues. President Sourek instructed Treasurer Margetts to review fine and interest language within the community CCRs for further discussion at next Board meeting

Discussion of bylaws and articles of incorporation – Treasurer Margetts noted that the community's CCRs and Bylaws need to be reviewed by counsel to ensure that they are consistent with the most recent version of the Davis Sterling Act. This item to be included on the agenda of the next Board meeting.

Discussion and possible action about location of future Board meetings – Vice President Davis agreed to continue to host Board meetings at his home.

Discussion of trespassing complaints – President Sourek noted that there have been no recent trespassing complaints by owners outside of Palomino Lakes (Highland Ranch HOA).

New Business:

Discussion about fuel remaining on homeowner properties – President Sourek noted that there continue to be instances of cut brush piles remaining on properties. Owners will be reminded of their responsibility to remove all fuels from properties in a timely fashion, in the next newsletter.

Discussion and possible action regarding reserve study – Treasurer Margetts tabled discussion of this item until the next Board meeting.

Discussion and possible action about use of management company and/or accounting firm – President Sourek noted that he would like to continue to not use outside management or accounting firms (except when required by law). Board agrees.

Discussion about independent auditor review - Treasurer Margetts tabled discussion of this item until the next Board meeting.

Discussion of Association attorney – Board agrees to continue using Barbara Zimmerman.

Discussion of Carlisle and cost of repairs, year to date – President Sourek discusses Carlisle work, and cost of work, fiscal year-to-date.

Discussion of property sales in community – President Sourek noted that the Board had no recent notification of property sales within the community.

Discussion of rental property in community – Board agrees to remind homeowners, in the next newsletter, of their responsibility to notify the Board whenever they rent their property, and their responsibility to provide a copy of the lease to the Board.

Vehicles parked on Streets – Treasurer Margetts to review CCRs for language on parked cars. Board to discuss methods to notify owners of infractions and possible fines.

Road work in the future – Item tabled pending review of reserve study at next Board meeting.

Garbage cans left out too long – Treasurer Margetts to review CCRs for any language relevant to this matter. A request will be made to owners, in the next newsletter, to retrieve cans, and place them in an aesthetically pleasing structure, if being kept close to roadways.

Annual meeting preparedness and date – Board to determine date for annual meeting, at the next Board meeting. Board agrees to use Crocker Inn again, if it is available.

Elections – President Sourek to ask Jim Lamb to assist with Board elections again this year. Further discussion of Board elections to occur at next Board meeting.

Future agenda items.

- **Interest and Fines on Past Due Accounts**
- **Reserve Study**
- **Bylaws and CCR Review**
- **Accountant's Review**
- **Elections**
- **Road Work**
- **Vehicle Parked on Street**

Adjournment – There being no further business, the meeting was adjourned at 9:20 a.m.