

High Sierra Meadows Homeowners Association Board of Directors Meeting

Meeting Minutes

Sunday June 11, 2017

Richard St. Marie called the meeting to order at 11:01 am

Board members present were:

Richard St. Marie (President)
Rick Edgeworth (VP)
Mike Compton (Treasurer)

Guests present were:

Robert Grooms
Lennie Barker

1. **Approval of May 9, 2017 meeting minutes**. The minutes from the May 9, 2017 meeting were approved as written, Motion made by Richard, seconded by Mike. All approved.
2. **Approval of May 2017 Operating Statement**. Approved as presented, Motion made by Richard, seconded by Rick, All approved.
3. **Discuss 3-year contract and approve with McMillian Mountain Services**. Richard reports this company wishes to propose to the Association a three-year contract to provide State mandated water system certification and testing services. The Board agreed to review such an offer and asks that McMillian Mountain Services provide the proposed contract for review before the Annual Meeting. All members agreed to review monthly as necessary. (*Note that 2 more quarterly tests and a final season shutdown are scheduled with this same company*)
4. **Discussion on hiring collection agency and update on any fines or liens**. Mike Compton explained that his investigation into using Commercial Debt Collection Agencies to recoup unpaid Association Dues, Fines and/or Liens found that on such companies charge an average of 40% commission per recovery, guarantee little, and seldom agree to assist HO.A.s in any case. Per

Mike's suggestion, we agreed to delete this path as an option for recovery of monies owed the Association.

The Treasurer will continue to research the remaining recovery options of either Small Claims Court or through the Madera County Property Tax system by use of a recorded lien. Item rescheduled for July 2017.

5. **Discussion of adding culverts to the front and back roads heading to HSM.** Board agreed to obtain competitive bids for installation of water diversion culverts on the front gate and back gate reentrance roads. Item rescheduled to July 2017. *(As of this writing, two companies have agreed to present bids)*

6. **Discussion on the solar system upgrades and water system status.** The Board had hoped that a local Solar Operation company would have replied to our request for review, but to date none of three contacts have replied. Board agreed to postpone this topic until Kim Workman is available to follow up with her contacts.

As for the Water System, Richard stated that the generator for the Lower Well has been repaired by Valley Power Systems and he anticipates reinstallation the weekend of June 17 or 18. (Note that generator was successfully reinstalled on June 18th)

The next step in this system rehabilitation is to have the Upper Well Generator inspected for repairs. It is believed that both an oil leak repair and radiator replacement may be required. Richard will obtain both repair and replacement estimates for future consideration by the Board.

Board also agreed to begin considering the replacement of approximately 22 Water System Main Valve originally installed in 1969/1970.

7. **Discussion on noncompliant fire clearance lots and lot compliance updates.** An overwhelming majority of the Owners have meet the requirements for Lot Clearance. The Board again wishes to state for the record that this particular item is not to be confused with any Bark Beetle killed tree removal activity.

The Board sets the final deadline for Basic Lot Clearance of downed debris and height delimiting to be July 3, 2017.

Rick Edgeworth proposed that the Board allow Bark Beetle killed tree removal activity be allowed to continue without fear of fine or penalty until the End of Season which shall be Veteran's Day November 11, 2017. Motion made by Richard, seconded by Mike, All approved.

Also suggested was to include a courtesy letter in the most immediate mailing asking Owners to develop a plan for downed debris along the immediate roadway. We are hearing rumors of a Wooden Shipping Pallet manufacturer who might have interest in removing our larger logs. Stay tuned.

Lastly, PLEASE DON'T LEAVE YOUR PLACE WITH A FIRE STILL BURNING!

8. **Discussion of generator repair and replacement.** Discussed as part of Item 6 but suffice to say the Lower Well generator is fully operational. Upper Well Generator is next in line for repairs guesstimated in the 3k range with replacement estimated at 12k. Item rescheduled until July 2017.
9. **Discussion on lot improvement on lots 88 and 111.** Board concurred with opinion of Architectural Committee chairperson and approved both request.
10. **Discussion on lots 136, 137 and 138 fire compliance letters.** Owner requests we consider the scale of damage to their property by the Bark Beetle infestation and consider their request for a staged process to remove all dead trees. Board reminds all that we have set a November deadline for tree work. We also understand that this is an ongoing challenge and will work with all members as requested.
11. **Other old business.** None.

12. **Any new business**. We were advised by one of our Owners that another Owner had disabled one of the temporary generators we used to provide water to the community. A hand-written note was presented that was found attached to the machine which stated why they had turned off the engine. Additional complaints suggested this same person had intentionally kept our back-gate open and was trespassing over neighboring lots with vehicles. The Board agreed to write a letter to the Owner asking them to not disable any device that may be used for emergency reasons. Also, will state the need for gated security and to refamiliarize themselves with our Good Neighbor policy.

13. **Adjournment**. Meeting was adjourned at 12:31 pm. Motioned by Mike and seconded by Richard. All approved.