

# High Sierra Meadows Homeowners Association Board of Directors Meeting Meeting Minutes

**Tuesday October 4, 2016 at 7:00 pm via Teleconference**

Richard St. Marie called the meeting to order at 7:02 p.m.

Board members present were:

Richard St. Marie (president)

Rick Edgeworth (VP)

Mike Compton (Treasurer)

Debra Compton (Secretary)

Guest present were:

Belinda Huber

David Compton

1. **Approval of September 4, 2016 meeting minutes:** The minutes from the September 4, 2016 meeting were approved as written. Motion made by Mike, seconded by Rick. All approved.
2. **Approval of September 2016 operating statement:** Approved as reported. Motion made by Richard, seconded by Debra. All approved.
3. **Approval of 2017 Reserve Study Update including assessment fee increase:** The Board approved the 2017 Reserve Study Update including the Update recommendation to increase the reserve component of the annual assessment fee by \$2. Motion to accept was made by Debra, seconded by Richard. All approved.
4. **Discussion on the color coding of the valve map and standardizing lot main valve repair:** Rick reported that he cleaned up the map of unnecessary information but needs more clarity on what direction the water valves flow to finish the map. That information will be supplied by Richard and Robert. Richard and Robert will also draw up a standard for main valve replacement and will bring it back to the board for approval. Motion made by Mike, seconded by Debra. All approved.
5. **Discussion on dead trees adjacent to the road:** Mike reported that he had no final opinion from Chris on the trees adjacent to the road. A motion was made to hire Gigi to survey two lots so we can find out how wide the easements are compared to the lots. We may also hire an attorney to verify our findings. Motion made by Debra, seconded by Richard. All approved.
6. **Discussion on stocking the pond.** A motion was made to revisit this subject in the spring. Motioned by Debra, seconded by Mike. All approved.

7. **Discussion on perimeter lot owners with gates being required that they have a lock:** It was decided to add a letter to the annual assessment mailing that all perimeter gates are required to be locked. Motion by Mike, seconded by Rick. All approved.
8. **Discussion on Huber variance adjacent lot owners giving written permission to owners that have a structure close to the lot line:** A motion was made by Mike to approve the variance, seconded by Richard. All approved.
9. **Discussion on a lien for lot #125:** Chris recommended that we put a lien on the property. After the 5 year waiting period we can foreclose and then sell the property. It was decided to add Attorney fees, administrative fees and the amount due for the three years they are behind on their assessments to the HSM association and adding future unpaid assessments. Motion made by Richard, seconded by Mike. All approved.
10. **Other old business:** It was brought to our attention that Steve Arata has more than one lot for which he needs a variance letter. Chuck Colegrove has given permission but he also needs permission from lot 86. Mike will call or email the owner and get back to the board.
11. **Any new business:** Belinda Huber placed a formal complaint against Steve Arata for alleged loud noises, siren noises, partying and foul language. Mike is going to draft a letter to Steve reminding him of the CCR's and good neighbor policy. It was suggested that we adopt a fine for continuous noise complaints. Motion made by Richard, seconded by Richard. All approved
12. **Adjournment:** Meeting adjourned at 8:06pm Motioned by Debra, seconded by Richard. All approved.