

High Sierra Meadows Homeowners Association Board of Directors Meeting Meeting Minutes

Tuesday April 9, 2019 at 7:00 pm via Teleconference

Meeting was made aware that Free Conference Call.com has changed their access number to 1 (605) 313-4829. Passcode is unchanged

Richard St. Marie called the meeting to order at 7:06 pm

Board members present were:

Richard St. Marie (President)

Rick Edgeworth (VP)

Mike Compton (Treasurer)

Hannah Moren (Secretary) Arrived at 7:35

Michael Favagrossa (At-Large Member)

Guests present were:

Chuck Colegrove (Lot 87)

Aaron Holley

Jesse Middleton (Lot 138)

Julie O'Loughlin (Lot 61)

1. **Approval of March 9, 2019 meeting minutes:** The minutes from the March 13, 2018 meeting were approved as written. Motion made by Mike, seconded by Michael. All approved (4-0)
2. **Approval of February & March 2019 operating statement:** Motion made by Richard, seconded by Michael. All approved (4-0).
3. **Lot compliant:** Mike spoke of two written complaints pertaining to the condition and events of Lots 111 and 112 (Robert Grooms). Rick has reviewed the complaints and cross-referenced to applicable CC&Rs and Good Neighbor Policies. Rick will draft a letter to Bob Grooms regarding the complaints. Board will review and once approved; letter will be sent to Bob Grooms. Motion made by Richard, seconded by Mike. All approved (4-0).
4. **Good Standing List:** Deadline for determining Owners in Good Standing was April 1, 2019. As of that date, Mike has listed the following lots and NOT being Good Standing either for unpaid assessments, fines or liens:

Delinquents:

Cyrus Burroughs Lots 26/27/28/155

Barbara Rownd Lot 29

Lennie Barker Lot 66

Delinquents: (con't)

Bonnie Nice Lot 70

Robert Grooms Lots 111/112

Liens:

Peter Riyako Lot 42

Barbara Flick Lot 51

Lynn Orosco Lot 103

Melvin Bishop Lot 125

Melanie Ballard Lot 133

Note that both Lennie Barker and Bob Grooms have paid their annual assessments and late fees but did so after the due date. Given the current lawsuit charging the Board with not following deadlines to the letter, we concluded that we can no longer excuse late payments as we may have done in the past.

5. **Discussion of Annual Meeting:** Board agreed to follow last year's "Assignment List" declaring which Members will be responsible for items in preparation for the Annual Meeting. Rick will look into having a speaker from the local Cal Fire Defensible Space Inspectors office.
6. **Proposed budget adjustments:** Mike has been informed by our Reserve Study and Funding consultants that the following items are due for replacement or refurbishment this year. The items are as follows – Perimeter Fence Repairs - \$500, Sign Posts repair - \$100, Upper Generator replacement - \$10,400, Additionally, a physical re-inspection of all Community Owned Assets is due this year by Golden Consulting to update our mandated Reserve Study - \$1000. Mike asked to amend our 2019 Budget by the total of \$12,100 to comply with these Reserve requirements. We will be required to send copies of this updated and revised Budget to all Owners. Motion made by Richard, seconded by Mike. All approved (5-0).
7. **Reporting schedule changes:** Mike reported that as a result of the ongoing litigation against HSM, we will be forced to adhere to the letter of the law in regards to mailings of Association documents. Previously, we sent all required annual documents in a single mailing in order to keep expenses to a minimum for the Members. We will now have to split this mailing into two parts – one set to be sent between 11/1 and 11/15 of a current year. Second mailing to be done after the beginning of the following year. Mailing and prep expenses will double as a result.
8. **Front gate update:** Steve Arata & Brian Webster reported that the gates are not salvageable. The board is currently waiting on a replacement cost and will move forward with this as soon as possible. An emergency meeting of the board members may take place sooner than the May meeting so that this can get taken care of sooner. Entrance is temporarily guarded by a locked chain per Jesse M.

9. **Website Security:** The board members information has been using for phishing. Mike has spoken to our IT director and he suggested that the website will require security steps to access our phone numbers and email addresses. Richard made a motion to obtain concept ideas and quotes, seconded by Rick. All approved (5-0).
10. **Other old business:** Aaron Holley case: Richard and Mike held a conference call in hopes to have the litigation resolved outside of court. Unfortunately, an agreement was not met. The board needs to let all property owners know about the pending litigation and invite them to appear in court. Mike would like to prepare a narrative on the current issue. He would like to post in the forum and put the narrative under official business. Richard made a motion that Mike draft the letter of information for all owners, seconded by Rick. Approved (5-0).
11. **Any new business:** None
12. **Adjournment:** Meeting adjourned at 8:06 pm.