

High Sierra Meadows Homeowners Association Board of Directors Meeting Meeting Minutes

Tuesday June 11, 2019 at 7:00 pm via Teleconference

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

Board members present were:

Richard St. Marie (President)

Rick Edgeworth (VP)

Mike Compton (Treasurer)

Hannah Moren (Secretary)

Michael Favagrossa (Member At-Large)

Guests present were:

Chuck Colegrove (Lot 87)

Bob Roberts (Lot 145)

Aaron Holley

1. **Approval of May 14, 2019 meeting minutes:** The minutes from the May 14, 2019 meeting were approved as written. Motion made by Michael seconded by Mike. Approved unanimously.
2. **Approval of May 2019 operating statement:** Approved as reported. Motion made by Richard, seconded by Hannah. Approved unanimously.
3. **Discussion of Annual Meeting:** The board will send out new Annual Membership Meeting Notice and the agenda. Set up will take place on Friday at 10:00 and the meeting will be on Saturday at 12:00. All duties have been assigned.
4. **Lot #42 Peterlin:** The owner has passed away and the son has reached out to Mike asking if any consideration could be given to reduce the outstanding balance. The Board is prepared to give consideration of eliminating the interest charges subject to clearance being done. Mike hasn't yet heard back but no work to the lot has been done. A follow up on this matter will take place on the July 9th meeting.
5. **Lot #111/112 Grooms:** Three of the board members observed that the lot has improved. The wood is neatly stacked, things have been organized and tidied up. They also witnessed many trailers getting loaded up with the debris and hauled away. The siding and roofing were also complete. The 5th wheel trailer frame is also scheduled to be hauled away.
6. **Website Security:** As stated at the last meeting, all the board member phone numbers and email addresses been removed from the website due to security and

privacy considerations. CP Communications also updated the website so that 'SSL' (**Secure Sockets Layer**) is operational. SSL the current technology for keeping an internet connection secure and safeguarding any sensitive data that is being sent between two systems, preventing criminals from reading and modifying any information transferred, including potential personal details. The cost was \$100.

7. **Log Deck Burning:** A lot owner has reached out to the board asking if they can stack their logs in the meadow again so that Jesse can burn them during snow fall. The board agreed that we would prefer one control burn so that we limit the risk of small burn piles getting out of control. Just last weekend, someone's fire got out of control and went up into many trees. Richard made a motion to allow owners to stack logs only. Mike seconded. Approved unanimously.
8. **Other old business:** The Board brought up the question on what to do with owners who have been fined for fire clearance, paid the fine but have yet to clear the lot. Several of the lots are in probate so it's unclear on how to move forward on getting those lots compliant. Mike will check with the attorney to see if the board can move forward with the protest protocol and if we don't receive a response whether or not the board has the authority to hire the work to be done

Bark beetle trees were also discussed. A question of liability responsibility as to dead trees falling and damaging neighboring lots was raised. Again, Mike will contact attorney as to whether or not the owner of the property is liable to the adjacent owner and whether the Board should provide the owner 'constructive notice'.

Lastly, Mike was instructed to check with the attorney as to what action, if any, could the Board undertake for the few remaining non-compliant fire clearance requirements.

The question was asked on whether the board needs to purchase a new generator or rehab the upper well. Mike indicated that it is on the reserve schedule this year to be either completely overhauled or replaced. The water committee has it on their radar.

Going solar was also discussed to reduce the amount of propane used. We also may have a water pump company come out and evaluate the water system pumps to see if they could be replaced with either larger piping and/or well pump to increase the amount of GPM for the purpose of reducing the amount of propane used. McMillian Water Service will give us some pump company recommendations. This will also be tabled until the July 9th meeting after further investigation.

9. **Any new business:** Mike reported that annual insurance renewal premium for directors and officer's liability is due. The premium is \$2,015. This was followed by

a question as to whether the POA has fidelity bond coverage. Mike would check and get back to the Board.

Bob Roberts expressed his concern for the possibility of owner's not in compliance for fire clearance may not realize that bark beetle trees are not included. Rick reiterated that fire clearance regulations does not include dropping bark beetle trees. The frustration of owner's who are irresponsible was clear.

Mike & Richard complimented Billygoat Construction on the road work that was completed last year and to Billygoat (Jacob Moren), Steve Arata and Ryan Sullivan for getting the gates taken care of.

10. Adjournment: The meeting was adjourned at 8:19 pm.