

High Sierra Meadows
Homeowners Association
Board of Directors Meeting
Meeting Minutes

Tuesday May 12, 2020 at 7:00 pm via Teleconference

Conference call number 1-605-313-4829, access code 618478#

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

Board members present were:

Richard St. Marie (President)

Rick Edgeworth (Vice President)

Mike Compton (Treasurer)

Guests present were:

Chuck Colegrove (Lot 87)

Mark Romeo (Lot 22, 23, 73)

1. **Approval of April 14, 20 meeting minutes:** The minutes from the April 14, 2020 meeting were approved as written. Motion made by Rick E., seconded by Mike C. All approved.
2. **Approval of April 2020 operating statement:** Approved as reported. Motion made by Richard S., seconded by Rick E. All approved.
3. **Water valve project:** Richard St. Marie reported that the water valve change out project is making great progress. So far 44 lots have been completed by the water committee prior to the water system being turned on. A total of 50 lots have now been updated. Work will continue through out the season as time allows. Minimal disruption to individual lots are anticipated. What helped to move the project forward was lot owners who advised the Water Committee of issues with their water valves, and lot owners who assisted by digging up and exposing their water valves and water lines. This was a huge help to the Water Committee. Lot owners who are willing to dig up their water valves to help move this project forward faster are encouraged to contact any member of the Water Committee. Water Committee members are Robert St. Marie- Lead, Jesse Middleton, Richard St. Marie, and Michael Favagrossa. Anyone interested in joining the Water Committee to help with this project are encouraged to volunteer. More work will continue and monthly reports will be made to the Board at the monthly Board meetings.
4. **Front gate arch:** The board discussed the needed repair of the front gate arch that was partially destroyed by a falling tree. Motion by Richard St. Marie, second by Rick Edgeworth to make the repairs as soon as possible this summer to return the arch

to its original condition. Vote – Unanimous. It was discussed that we would attempt to have the replacement lumber milled by fallen trees from the Meadow, and would ask for volunteers from the owners who have a saw mill to mill the appropriate size lumber. There was a second Motion by Mike Compton, second by Richard St. Marie to approve the rental of the appropriate equipment necessary to complete the arch repair. Vote – Unanimous to approve.

5. **Upper well generator:** Richard St. Marie reported that the Water Committee is still reviewing options for the replacement of the generator at the upper well. The Water Valve Change Project has taken priority, but now that the water system is on, the Committee would focus on the generator replacement. Richard said he would gather the information necessary for the Board to make a decision and would bring the information to the next Board meeting in June.
6. **Fire clearance-Lot 42:** Discussion and direction given to write a letter to the property owner.
7. **Fire clearance-Lot 51:** Discussion and direction given to write a letter to the property owner.
8. **Lot 111/112 water valve:** The Board received a letter from the owner of lots 111 and 112 requesting reimbursement of \$104 for the water valve change project. The lot owner replaced his water valves and felt he should not be held to pay the special assessment voted on and approved by the membership. Motion by Rick Edgeworth, Second by Mike Compton to deny the request for reimbursement as this project was voted on and approved by the membership twice and overwhelmingly approved. Vote – Unanimous to deny the request for reimbursement.
9. **Transfer from operating acct to reserve acct:** Treasurer Mike Compton reported that based on his knowledge and experience as a Treasurer that the Operating Account is overfunded and the Reserve Account is underfunded. The Operating Account should have sufficient funds to meet the operational needs of the Association annually. The Reserve Account should contain sufficient funding for those items that are included in the Reserve Study. Motion by Mike Compton, Second by Richard St. Marie to move \$28,200 from the Operating Account to the Reserve Account. Vote – Unanimous to approve.
10. **Other old business:** Mike Compton reported that the Associations Certificate of Deposit of \$50,000 will be maturing in the next few weeks. Mike recommended that the funds be rolled over into a new CD to maximize interest earnings. Motion by Mike Compton, Second by Rick Edgeworth to roll over the proceeds of the maturing Certificate of Deposit into a new Certificate of Deposit upon its maturity. Vote – Unanimous to approve.
11. **Any new business:** Pond Committee Chair reported that two large trees have fallen from the bank of the pond dam and into the pond. It was reported that there is a

significant amount of damage to the pond dam wall, and repairs are needed immediately. Discussion about requesting quotes for the tree removal and pond repairs. More information to follow once quotes for repairs are received.

12. Adjournment: The meeting was adjourned at 7:58 pm.