

SUMMARY OF MINUTES FOR SEPTEMBER 23, 2015

MEMBER PARTICIPATION

- A. An owner thanked the Board for their quick action on the short-term rental restrictions. The question was asked if the PC&R's also need to be amended on this matter. She suggested that the Board proceed with an amendment to the PC&R's in addition to this policy. Discussion.
- B. Two letters of opposition to simply a policy change rather than an amendment to the PC&R's were received. These letters need to have a response.
- C. There was a question about a shed on a property in the easement area.

UNFINISHED BUSINESS

- A. **Proposed Policy on Restricting Short Term Rentals and Proposed Enforcement Policy** - At the last Board meeting the Board approved language for new policies that would limit short term rentals to not less than 30 days and to set out an Enforcement Policy and Fine Schedule to deal with violations of the PC&R's. The Board consulted with the attorney who provided the wording and information. These proposed policies were mailed to all owners on 9/4/15 to give them time for input. The Board is not scheduled to vote on adopting these policies until the October Board meeting. Discussion. The consensus of the Board is also to proceed with amending the PC&R's on these issues. There are volunteers who will go door-to-door to encourage owners to vote on these matters. There were some questions raised on the language. The rental term is not less than 30 days. There were questions as to whether the fine policy will also apply to all areas of the PC&R's. The Board can impose the fines on any other violations. Fines could only be collected in Small Claims Court.

FINANCIAL REPORT

- A. **Review Financial Statement** – The financial statement was reviewed. We paid \$1000 to the attorney. He recommended that we only use an attorney sparingly and only as needed.
- B. **Delinquent Accounts** – Only 2 accounts are severely past due and have been liened. The billing has gone out and payments are being received. Those who have not paid will be followed up on by Mother Lode Bookkeeping and they will add interest, etc. to these accounts as required.
- C. **Association Files** – Still need to check on if Association files can be stored at Mother Lode Bookkeeping.

MAINTENANCE REPORT

- A. **Status of Slope Work** – It was reported that in the next 3 months they will be planting about 55,000 sq. ft. of slope area. Total cost will be about \$53,000. Discussion. There was a concern about the planting during the El Nino winter storms. We need to research this matter further. The Board approved \$5700 for the mulch. It was suggested that we maybe eliminate some of the plants and that are not doing very well from our planting list.
- B. **Change to New Landscape Maintenance Contract** – It was reported that Pro-Scape began work on 9/1/15. They have found about 12 water leaks and made repairs. They are evaluating the entire irrigation system. They are doing a very good job.
- C. **Renovation of Entry Monuments** – This matter has been tabled at this time since we have no new bids within our budget. More bids will be sought.

MEMBERSHIP & SOCIAL REPORT

- A. **Newsletter** – The next newsletter will go out in November.

NEW BUSINESS

- A. **Addendum to Secretarial Contract** – The Board approved increasing the hourly rate to the secretarial service by \$2 per hour, effective 1/1/16.
- B. **Arrange for Review by Arborist** – It was reported that the arborist will be inspecting approximately half of the large Eucalyptus trees (located in Area "A") in early October.

NEXT MEETING: Oct. 28, 2015 at 6:30 p.m. at Lomas Santa Fe Golf Course