

High Sierra Meadows Homeowners Association Board of Directors Meeting Meeting Minutes

Tuesday September 10, 2019 at 7:00 pm via Teleconference

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

Richard St. Marie called the meeting to order at 7:03 pm

Board members present were:

Richard St. Marie (President)

Mike Compton (Treasurer)

Hannah Moren (Secretary)

Michael Favagrossa (At-Large Member)

Guests present were:

Mark Romeo (Lot 22, 23 & 73)

1. **Approval of August 13, 2019 meeting minutes:** The minutes from the August 2019 meeting were approved as written. Motion made by Hannah, seconded by Michael. All approved.
2. **Approval of August 2019 operating statement:** Approved as reported. Motion made by Richard, seconded by Hannah. All approved.
3. **Key purchases:** There is a significant amount of keys roaming about which is a concern to the board. Mike made a motion to only sell keys to the official owner of record and to obtain a quote on replacing the existing locks and sending out 2 keys per lot, seconded by Richard. All approved.
4. **Water valve project:** Since the money has been collected, it is the boards hope to move forward with this project as soon as possible. There are concerns with the design that was presented to the board. The double back flow preventers are required by the county to be inspected annually. McMillian Water Services thinks we should go with a single back flow preventer. The water main was also not replaced. The water committee has met several times and they have decided that a new design needs to be approved so that we can move forward with this project ASAP.
5. **Water system update:** Richard repaired a broken 1 ½" galvanized pipe right past the solar well. It broke right at a shut valve. Once the water is shut off, that valve will be replaced. Luckily McMillian Water Service was scheduled to do the regular

quarterly testing so they were able to retest after the water was going again. All tests came back great. The solar pump is doing great and will reduce our propane bill.

6. **Lot #42 fire clearance:** Peterlin has been trying to work with Jesse Middleton to get his lot compliant. We haven't received any other updates. The fees will remain with interest accruing unless we hear of any significant progress/completion.
Lot 31: Mike will draft up a letter stating that his lot is not compliant
7. **Revisions to fine schedule:** Mike reviewed the fine schedule. It gives a lot of flexibility to the board. Fines can be charged monthly, quarterly, annually. The question on what to do with the lot owners who still have made no effort to clear their lot and are currently fined, how we can motivate them to act. The board would like to increase the frequency of the fines.
8. **Forum clean up:** Mike proposed to clean up the forum. Richard made a motion to give Mike the authority annually, as necessary to keep the information current. Anything that may be of interest or help to new or current owners, will remain. Seconded by Michael. All approved.
9. **Fidelity bond options:** The Davis-Sterling Act requires a fidelity bond. It applies to mostly urban HOA's that have employees such as landscapers, secretaries, etc. Our current insurance policy covers fraud up to \$25,000. If we up the limit to \$100,000, which is more than what the association has in the bank, the annual premium would increase by approximately \$180. Richard made a motion to increase the fraud provision of our insurance policy to \$100,000, seconded by Mike. All approved.
10. **Wyrick:** The board was planning to follow up with Jesse Middleton. This item will be tabled to next meeting, or until a board member checks in with Jesse.
11. **2020 Annual Meeting:** The board decided to continue having the annual meeting during Memorial Day weekend again. Motion made by Richard, seconded by Mike. All approved.
12. **Other old business:** None
13. **Any new business:** The special assessment is scheduled to end while the reserve assessment will be \$20 for a net decrease of \$32 per lot.
14. **Adjournment:** The meeting was adjourned at 7:49 pm.