



Minutes of Special Board Meeting

Tuesday, July 22, 2014

The meeting was called to order at 7:00 by President Rusty Dargel. Other board members present were Dennis Slavin, Matt Loewen, Cesar Colchado, Roy Ochoa, Norma Wilson, and Bob Woodlock. Mario Gonzales and Hannah McCann were absent. Anne Charlton was also present. Attorney Mark Twenhafel was also present to act as our council should we need legal advice.

Nine members of the public signed in. Norma Wilson thanked them for coming. She reminded all homeowners to give the POA their email addresses so they could be notified of meetings.

Rusty Dargel welcomed the members of the POA who came to observe the meeting. He introduced the board members and the board attorney. He asked Anne Charlton to read the rules for public participation. She stated that the public was welcome to observe the meeting but could not participate in the discussions. Also, the public would not be able to stay during executive session of the board.

President Dargel then announced that the first item on the agenda concerned enforcement actions and would be handled in executive session. A motion was made and seconded to adjourn the regular meeting and convene an executive session. The motion passed. The observers were asked to leave. Several observers requested that they be informed by phone when the regular meeting would be reopened. Several board members agreed call them.

The president then opened the executive session. The board members and the attorney discussed accounts that were extremely delinquent and possible actions. The executive meeting was then closed in due form.

Members who had asked to be notified were called. As some observers had left the area, the board waited before reconvening the regular meeting.

(During the wait, some observers who were already there asked if they could make some comments. The president allowed some comments. They will be listed at the end of the minutes)

The president called the regular meeting to order. Anne Charlton reported that delinquent accounts had been discussed in the executive session.

Cesar Colchado made a motion that the delinquent case of Block V lot 32 be referred to our lawyer to proceed with collecting from Compass Bank. The motion was seconded by Roy Ochoa. The motion passed.

The next order of business was consideration of a special assessment. The president asked Anne Charlton to read the rules concerning special assessments. She reported that the board could discuss and agree to ask for a special assessment; however, the matter would have to be voted on by a meeting of the general membership or at the annual membership before it could be implemented.

Dennis Slavin then presented the reasons for considering a special assessment. He stated that the POA budget is very tight and only provides for regular expenses. Any unforeseen expenses are taken out of a reserve fund. It is important to keep a healthy reserve fund. This is true for any business. This year we have incurred two large unforeseen expenses. One was repair of water and termite damage to the pool house. This was \$12,000. Also we had several large potholes repaved for \$8,000. We know we will have more paving expenses and irrigation repair in the near future. We also would like to have money for landscaping and other improvement projects. In order to maintain our reserve fund in a healthy state, it would be prudent to pay for the \$20,000 extra expenses with a special assessment. A one-time assessment of \$125 per lot would allow us to finish the year without using the reserve fund. Please see the addendum attached to these minutes.

A question was asked as to the size of the reserve fund. Norma Wilson stated it was \$33,739.07.

Cesar Colchado made a motion that the board ask for a special assessment of \$125 per lot. Matt Loewen seconded the motion. The motion passed.

Matt Loewen then said that he needed to order new signs for the pool and needed to have a decision on whether or not to let the pool be open on Mondays. It was moved and seconded to keep the pool open on Mondays. The motion passed. Norma requested that we still buy the lock for the gate so that we can use it when the pool is closed for the winter.

As there was no other business, it was moved and seconded to adjourn the meeting. The motion passed. The meeting was adjourned at 8:40.

Minutes taken by Anne Charlton

Items discussed by the public during the break:

Carlos Rico did not like the guards to have to log in every car without a sticker or a remote. He felt that if the guard knew who the guest was, he should be able to let him in.

Sulema Ochoa complained that cars were still parking along the street in a way that blocked traffic, and that it had in fact blocked an ambulance from coming to her house.

Members were told that if they put their concerns on the website, they would receive attention from the board.

ADDENDUM TO THE MINUTES.

Although the following was not discussed and therefore are not included in the minutes, the following statements do apply to the procedure for levying "Special Assessments".

Owners who represent or hold voting rights to more than 50% of the lots (the numerator or denominator of which percentage calculation shall not include lots whose voting rights have been suspended)* whether present or by proxy, shall constitute a quorum. If a quorum shall not be present or represented at the meeting the owners entitled to vote thereat shall have a power to adjourn the meeting without notice other than announce at the meeting of a date, time and place to reconvene the meeting until a quorum as aforesaid shall be present or be represented. A vote of 75% of those present would be needed to favor the levy of a special assessment at the meeting of the general membership or at the annual membership meeting in order for passage.