

California Park Association

Board of Directors

MINUTES

Regular Meeting on Thursday – March 17th, 2011 – 6:00 P.M.

The Terraces - 2750 Sierra Sunrise Terrace – 3rd Floor – Craft Room

- I. **INTRODUCTIONS** - The meeting was called to order at 6:15 p.m. after the completion of the Design Review Committee meeting.
Board members present: Rich Grant, President
Bernie Trigeiro, Vice President
Barbara Copeland, Secretary/Treasurer
Jeff Greeson
Board members absent: Rae Lanpheir
Management representative: Chuck Prehoda
Recording Secretary: Kathryn Prehoda
Guests present: Judy DeMarios, Anne & Woody Elliott, Richard Rist
- II. **BUSINESS FROM THE FLOOR – The** President of the Board stated that the Board meeting would observe Robert's Rules and that all guest comment would be limited to the Business From The Floor with a five minute cap.
- Judy DeMarios informed the Board that the pathway between Tilden and Trinity is wetter than it should be.
 - Judy DeMarios asked about whether there is a plan for the cement foundations for the bollards which were removed. The Board responded that the pathways are too wet for current removal.
 - There was discussion regarding two drains near Windmill Falls which aren't working. It is a matter of concern that water held there will become mosquito habitat. Lori Storm will talk with Jeff Armstrong about these matters.
 - Woody Elliott asked about the status of the website. He suggested the formation of a committee to oversee and shepherd the current and future contents. He stated that he is willing to serve on this committee. Jeff Greeson stated that the website was his responsibility and that he intends to upload Board information, Association governing documents, the minutes and agendas. There was a discussion regarding password protection and different access for different groups. *A motion passed (m/s/4-0-1 absent) approving the placement of the creation of a website committee and the contents of the website on the April agenda.*
 - Woody Elliott expressed his disagreement regarding the restriction of audience comment to the Business From The Floor. The Board stated that their meeting is a private business meeting of an elected Board and that questions that arose outside the Business From The Floor may be sent through the manager the Board for their consideration.
- III. **APPROVAL OF THE MINUTES:** An amendment was made on page four of the February 17th, 2011 minutes under item VIII A, adding the following clarification on the use of "Arial" in line five as follows: "without spraying "Arial", a commercial product." *A motion passed (m/s/4-0-1 absent) approving the minutes of the February 17th, 2011 meeting, with the above amendment.*
- IV. **FINANCIALS:**
- **Financial Statement for the periods ending February 28th, 2011:** There was a discussion regarding the process of payment of liens in the case of foreclosure.
 - **Delinquent Assessments Actions:** *A motion passed (m/s/4-0-1 absent) approving a Notice of Delinquent Assessment on Account #3150662.*

A motion passed (m/s/4-0-1 absent) approving the financials for the period ending February 28th, 2011.

V. REGULAR AGENDA – ITEMS FOR DISCUSSION:

A. Items from the Design Review Committee meeting: It was reported that the DRC approved the removal of a tree at 2 Laguna Point with the requirement of a replacement and a front yard landscaping plan at 10 Catalina Point with the understanding that the back yard plan will also require approval. A fence plan 27 Burney Place was tabled for added information from the owner. The DRC also discussed an approved paint color challenge with the owner of a home on Lakewest, which was continued until May, and noted a color question from Pinyon Hills.

B. Lake and Commons Area Committee Report: Bernie Trigeiro gave a verbal report that there was no meeting in February. He added that he & Jeff Armstrong of Nutri Lawn met with Dig Corporation, an irrigation group, about a pilot test of their local weather station which communicates local water needs to the sprinkler system. The pilot would require an investment of \$2,000 and Jeff Armstrong is ready to implement it upon approval. This item will be on the April agenda.

VI. MANAGER’S REPORT

A. Lakeview Apts paddleboat: Lori Storm reported placing a notice on the paddleboat and another boat at the Lakeview Apts for removal on March 7th, 2011 as requested by the Board. A letter and a call were received from the owner disputing the impounding. The Board agreed by consensus that the manager had acted according to their instruction as their agent. The Board asked their manager to write the manager of the Lakeview Apts regarding his responsibility in oversight of the use of the common’s area with a copy to the owner of the boat.

VII. OLD BUSINESS - None

VIII. NEW BUSINESS

A. Nutri Lawn request: There was a discussion regarding upcoming filing deadlines on the NPDES report and uncertainty on what that entails. The Board asked Lori Storm to move quickly on a determination of what the responsibility is. A motion passed (m/s/4-0-1 absent) authorizing the Hignell Companies to take necessary steps and pay necessary fees to insure the filing to meet the April 9th, 2011 filing date, based on legal advice.

B. 386 Brookside request for access via path: The owner has requested permission to utilize the path on a limited basis to facilitate an approved project. Section 8.b of the Rules & Regulations states that no personal vehicle may be used in the commons area, except on roadways. The Board noted that there were two issues to be addressed: 1/ the usage on a limited basis for the project and 2/ ongoing storage of a trailer which would require access via the path. The owner is requesting a key to the first bollard to facilitate his use. The Board stated that there is no guarantee of access. There was a discussion about increased liability, damages, & waivers/exceptions. A motion did not pass (m/s/2-2-1absent) which would have allowed the consideration of an exception to the Rules & Regulations with regard to 386 Brookside. There was discussion about the process for changing rules and Lori Storm was asked to provide language for their consideration. This item will be on next month’s agenda.

VIII. ADJOURNMENT – The meeting was adjourned at 8:02 p.m. to an Executive Session immediately following.