

# California Park Association

## Board of Directors

### MINUTES

Regular Meeting on Thursday – July 21<sup>st</sup>, 2011 – 6:00 P.M.  
The Terraces - 2750 Sierra Sunrise Terrace – 1st Floor – Sierra Room

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- I. **INTRODUCTIONS** - The meeting was called to order at 6:12 p.m. after the completion of the Design Review Committee meeting.  
Board members present: Bernie Trigeiro, President, presiding  
Barbara Copeland, Vice President  
Jeff Greeson  
Richard Rist  
Board members absent: Ann Elliott, Secretary/Treasurer  
Management representative: Lori Storm  
Recording Secretary: Kathryn Prehoda  
Others present: Jeff Armstrong of NutraLawn, Michael Bell, BT Chapman, Judy DeMarois, Maureen Kirk, Bob & Sharon Nichols, Bill & Karen Sprotte, & Becky Trigeiro
- II. **BUSINESS FROM THE FLOOR –**
- Sharon Nichols informed the Board of her concerns regarding the formalization of oversight of the lake and its differentiation from the Lake & Common Area Committee. The Board agreed to address this under New Business.
  - Sharon Nichols expressed her appreciation of NutraLawn's careful care of the lake and her concern that the Board carefully consider prior to any changes in that care.
  - Maureen Kirk drew the Board's attention to two dead trees at the intersection of Idyllwild and Yosemite. It was noted that the trees are actually the City of Chico's responsibility and Denise Britton of the Park Division should be approached.
- III. **APPROVAL OF THE MINUTES for the May 19<sup>th</sup> and June 16<sup>th</sup>, 2011:** Consideration of the May 19<sup>th</sup>, 2011 minutes was tabled until the August meeting. The following changes were made to the June 16<sup>th</sup>, 2011 minutes:
- The fifth sentence of the Lake and Common Area Committee report on the top of page three was changed to read, "Lori Storm was asked to discuss the presence of the boats, as well as addressing the issues of mosquitos and moss growth in the standing water they hold, with the Apartment's manager."
  - The motion under Item C of the Election of Officers at the top of page two was changed to read, "A motion passed (4-0-1 absent) electing Ann Elliott to the position of Secretary/Treasurer of the Board of Directors of the California Park Association."
- A motion passed (m/s/4-0-1 absent) approving the minutes of the June 16<sup>th</sup>, 2011 meeting with the above corrections.*
- IV. **FINANCIALS:**
- **Financial Statement for the periods ending June 30<sup>th</sup>, 2011:** In response to a question regarding to the oversight of the monthly assessments paid by the multiple unit properties, the Board was assured that they are closely monitored.
  - **Delinquent Assessments Actions – Notice of Trustee's Sale:** The property was sent to Collections in April of 2010 in fulfillment of the Association's Collection Policy. Due diligence has been done by both Hignell & Allied Collections. *A motion passed (m/s/3-0-1 abstention-1 absent) approving a trustee Sale on Account #3150463.*

A motion passed (m/s/3-0-1 abstaining-1 absent) approving the financials for the period ending June 30<sup>th</sup>, 2011.

**V. REGULAR AGENDA – ITEMS FOR DISCUSSION:**

- A. Items from the Design Review Committee meeting:** Judy DeMarios, newly elected chairwoman of the DRC, reported her election & that of Dan Johnson to the position of Vice Chairman. It was further agreed that no future actions are to be taken without a quorum and that Committee members are requested to call the manager prior to any meeting they are unable to attend so that a determination of a quorum can be made. Judy reported the approval of a tree removal from a back yard on Brookside, the beginning of the development of a cross reference spreadsheet, and their continuing efforts to address the issue of a fence which was approved to match its neighbor a 6 feet but was installed at 7.5 feet.
- B. Lake and Commons Area Committee:** There was no report from this committee. A discussion arose regarding the Committee's Action Plan. In the past, the plan has been to remove the cottonwood & willows over time as they died off. The emphasis has been on female cottonwood because of their mess and the Association has partnered with owners in the cost of their removal. There was discussion about a list of trees created by North Valley Tree which included information about a barge which has become available to make the removal of trees on the waterline easier. The first effort in creating a long term plan has been addressing the repair of tree injury and deal with safety issues. It was noted that oleanders are plants that are to be removed from the Association as well. There was also discussion regarding a cottonwood near Goose Neck Park which is leaning and whose base has moved in the last six months, resulting in a three inch ridge in the dirt at the base.
- C. Website Committee:** Jeff Greeson reported that the Committee is considering various concepts for the website and are looking into some small companies which specialize on community websites. That consideration will include a determination of levels of service and the costs involved. The Committee is to meet prior to the August Board meeting and will have recommendations for the Board at that time.

**VI. MANAGER'S REPORT**

- A. The Lake and Ponds:** The lake pump has not been needed to date but will be started tomorrow for the first time this summer. The ponds are clear in most instances although Jeff Armstrong started treatment yesterday on the lowest pond. He had held off on treatment to protect minnows and pollywogs.
- B. Violations:** Lori Storm reported that yards are improving but that the results have been spotty.
- C. Owner Requests:**
- **390 Brookside Lane:** The owners requested the removal of a cottonwood and two willows. They will be considered by the Lake and Commons Area Committee as a part of their Action plan. It was noted that all tree pruning and removal will only be done with Board at the recommendation of an arborist.
  - **46 Edgewater:** The Board agreed by consensus to deny the owner's request for the removal of rocks in the lake off of her yard.

- **2623 Amanecida:** The owner requested that the area around their mailbox be cemented in as their neighbors have been. The Board responded that this is an owner responsibility which will require the approval of the Sierra Sunrise Village POA.
- **Half Dome:** Letters will be written regarding landscaping which requires care along Half Dome.
- **Goose management:** There has been a 17% increase in the goose population in the last year. Because of feeding that has been noted in the Sierra Sunrise Village cove, the current population has become non-migratory. Reports have been made regarding groups of geese gathering on paths in Sierra Sunrise Village and being aggressive to walkers. Jeff Armstrong spoke to the difficulties in management due to their status as endangered species. Specifically, Jeff stated that relocation is not effective with geese. Sierra Sunrise Village is looking into options. One member suggested the addition of a pair of swans as swans to not tolerate geese. A discussion of this issue will be added to the August agenda.
- **26 Upper Lake Court:** The DRC directed the owner to approach the City of Chico regarding the maintenance of this land which should have been covered by a maintenance district.

**D. Re-surfacing of the Blue Oak Park Bridge:** The Board directed Lori Storm to handle the resurfacing.

**E. Challenge of irrigation transition under footbridge between upper and lower park:** It has been determined that hanging the irrigation lines from beneath the bridge is not an option. The Board discussed an option to bury the lines and a question arose regarding how many lines to bury. The Board opted to wait for the receipt of a proposal from Ing Excavation.

## VII. OLD BUSINESS

**A. Playground Inspection:** The inspector found that the static bars were located inches closer to the main structure than is optimum for safety. After some consideration of options it was determined that the most economically feasible action would be the removal of the static bars. This removal is necessary to meet safety requirements. *A motion passed (m/s/4-0-1 absent) approving the Hignell Companies bid for \$195 for the removal of the static bars at Blue Oak Park.* There was also discussion regarding the placement of trees around the play area as it is too hot.

## VIII. NEW BUSINESS

**A. Windmill Falls landscaping proposal:** Michael Bell drew the Board back to the Land Image Master Plan as an approved plan for the landscaping of the area around Windmill Falls. Michael stated his opinion that the approval of the Master Plan constituted an approval of the landscaping specific to that area. It was noted that there are items in the plan (i.e. the footbridge) that were placed differently than shown in the original. It was noted that there has been some erosion. The Board stated their need to verify an easement. Further, Eric Martin (manager at the time of the creation of the Master Plan) will be approached for input and Jeff Armstrong has agreed to research any original plans he might have for the area. The Board stated their willingness to look into the project for consideration at the time of budget planning. Michael Bell asked that the landscaping would not affect the lake view. This item will appear on next month's agenda.

**B. Tree removal proposals for Lakewest and Burney Drive:** This item was addressed under the aspect of North Valley Tree bid in the Lake & Commons Area Committee.

**C. Requests for path access for equipment:**

1. **396 Brookside:** There was discussion regarding the placement of a fence around the pool and that only a pickup truck would be necessary. The owner will notify the manager for access. The owner is responsible for any necessary repair to the pathway system caused by their access. *A motion passed (m/s/4-0-1 absent) approving access to 396 Brookside two times, via the pathway.*
2. **376 Brookside:** There are two separate issues to this request;
  - a. *Tree Removal:* North Valley Tree is to remove three trees as approved by the DRC. The challenge is that the removal will require the use of a boom or crane truck. The DRC's approval did not include the path access as it is not within their authority. The Board discussed the requirement of a bond to protect the integrity of the newly refurbished path system. It was suggested that the chipper be placed so that only one trip would be necessary rather than multiple trips to remove debris.
  - b. *Pool project:* As this is the right season for pool work, the owners requested access to their property via the path system for the removal of the debris and other work. The Board discussed the difficulty of the left turn and the Drain Inlets in that area. Once again there was discussion regarding the necessity of a bond. It was noted that it might be to the Association's advantage to utilize the debris but only as long as it was sculpted & smoothed according to the Association's esthetic standards. It is thought that this project will be completed in seven weeks.

There was discussion regarding time frame with the owners noting that North Valley Tree would like to start Friday. With regard to the bond, Jeff Armstrong will check with Ing Excavation regarding the worst case scenario. It was suggested that a walk through video be taken to show the status prior to any work. It was also suggested that any approval be made with the contingency of repairs being made by Ing Excavation. The contractor has a \$12,500 bond. Jeff will cover this with Ing. A package will be put together on the pool project for the August meeting. *A motion passed (m/s/4-0-1 absent) approving access to 376 Brookside for the removal of three trees by North Valley tree service via the path system for one day.*

**D. Organization of DRC, Website Committee, and Lake & Common Area Committees:** It was agreed that all committees are to be set up by the Board and that chairs & vice chairs would be designated. All of the committees, excepting the DRC which is required by the CC&Rs, serve at the discretion of the Board and are advisory in nature.

- a. **Design Review Committee:** The CC&Rs require that the DRC is made up to include a minimum of two Board members and three members.
- b. **Lake and Commons Area Committee:** The Board discussed the make-up of the committee and its responsibility. It was suggested that the "Lake" be removed from the name as the Lake is overseen by professionals and the committee actually oversees the land around the lake. The CC&Rs require a minimum of three members, two of which must be Board members. Becky Trigeiro chaired this committee since asked by the Board to restart it. At that time, Sean Isom gave her a list of twenty persons who had interest in this area. To date, it has been a group of community members with ideas about the land surrounding the lake and Jeff Armstrong as the lake expert. The Board expressed their satisfaction with Jeff's expertise and discussed renaming the committee to better define its oversight. The Board agreed to formalize what had been

ad hoc in the following manner:

**1. Scope of work, name and regular meeting time:** This committee has oversight of the landscape, trails, and common areas which surround but do not include the lake. A motion passed (m/s/4-0-1 absent) approving the word "Lake" from the committee's name, making it the Common Areas Grounds Committee, thereby creating an advisory committee whose scope of work includes:

- Landscape
- Trails
- Common Areas
- Planning

And whose regular meeting will be on the first Thursday of each month, excepting holidays.

**2. Composition of Committee:** There was discussion regarding the core of approximately 12 people on this committee. It was agreed to make the committee a core of 5 members with two Board members included and surrounded with a group of interested community members. The members, who will be approved by the Board, will have a chair and vice chair, a quorum of three and will report to the Board. A motion passed (m/s/4-0-1 absent) approving the make-up of the Common Areas Grounds Committee as including a chair & vice chair, with a total of five members. The current members of that committee, through the Board's appointment, include Becky & Bernie Trigeiro and Barbara Copeland. Concern was expressed that all members have access and voice, with the understanding that someone must be in control. Michael Bell of Windmill Falls offered the Windmill Falls Clubhouse, which can be scheduled through Lori Storm, as a location for the meetings. There was discussion regarding the need of an agenda to establish the direction of the committee and enable member preparation as there is much to be done. A motion passed (m/s/4-0-1 absent) naming Becky Trigeiro Chair, Bernie Trigeiro Vice Chair and Barbara Copeland as a member of the Common Areas Grounds Committee with authority to appoint two others and to report those appointments to the Board at the August meeting.

c. **Website Committee:** Jeff Greeson is the chairperson of this ad hoc committee. He plans to approach Ann Elliott to be the second Board member to fulfill the CC&Rs requirement.

**IX. Agenda Items for next meeting:**

- Consideration of a dock license and its oversight.

**X. ADJOURNMENT** – The meeting was adjourned at 10:40 p.m. The next regularly scheduled meeting of the Board of Directors will be held on August 18<sup>th</sup>, 2011, at 6:00 p.m. at the Terraces, 2750 Sierra Sunrise Terrace, in the 1<sup>st</sup> Floor Sierra Room.

Respectfully submitted by Kathryn Prehoda

Board Secretary's Signature: \_\_\_\_\_