

March 24, 2021 Board Meeting Minutes – (via Zoom)

Meeting called to order by Kevin Monsma at 7:06pm.

Directors attending: Kevin Monsma, Marie Zandona-Harger, Dominique Smith, Rose Smith, Bob Ritzman on vacation.

Rose Smith-motion to approve meeting agenda, second-Zandona-Harger, all approved.

Marie Zandona-Harger-motion to approve February 24, 2021 meeting minutes, second-Dominique, all approved.

Marie Zandona-Harger-motion to approve Rose Smith take Finance Director office thru July 2021 and Kevin Monsma take President office, second-Dominique Smith, all in favor, motion carries.

Director Reports

Kevin Monsma- Finance-second quarter dues statements were sent out March 15th, we are at 20% collection, we have contacted members in arrears to make payment arrangements. Homes selling continues, expenses spend 8.4% YTD. Summer hoping to open pool with health conditions improving.

Job description updates TBD. Election expenses upcoming

CC&R revisions reviewed by legal lens; we have a referral for attorney review to follow up on.

Lodge rentals are currently being taken “penciled in” waiting for further updates from county.

Greenbelt

Dominique Smith- Joe Garrett is scheduled to start on C-6 and C-10 in two weeks, should take approx. 6 weeks. We have had members come to lodge to pick up property markers for back of lot for all members to mark property. There will be dust and noise, please don't go near equipment. We will be clearing to the 100-foot defensible space requirement, from house into greenbelt.

Monica Carney- As promised I researched with EDC Association of realtors regarding property lines. The parcel maps can be found on the EDC surveyor's website. There is no law or disclosure required for marking property lines as part of a sale of property. I recommend making it a requirement as part of HOA packet for sellers to disclose property lines prior to sale.

Fire Safe Council

Pat Schoggins-meeting was last night, Cal Fire opened applications for grants, Sherry and I will attend a workshop for grant applications. The chipping program will be funded, and working to fund the senior assistance program again, and the green waste dumpster. Our reflective address signs can be found on the website, encourage people to purchase sign with numbers on both sides, we are funded by donations only and profit from signs.

Pollock Pines clean up day is May 22 from 8:00am to 12:00pm, dumpsters will be open for trash and green waste.

Communication

Joan Schepplemann-300 visits on website last month, 516 owners with email on file, 30 bounce-backs will be contacted by Karen.

Architecture and Compliance

Marie Zandona-Harger-Thank you everyone who is attending the meeting, I am please to say I have 2 people volunteer to help on the committee, Pat Schoggins and Bill Simonson in addition to Gary and myself.

We had another dog complaint and storage of commercial property, owners a re working to comply, and another complaint regarding Air/B&B's. To be discussed later in open forum.

We have taken further steps for disciplinary hearings to move forward with fines and loss of privileges.

Couple projects waiting on county permits and new house construction on Garnet.

Old Business

Lodge rentals-continuing to take names interested to hold dates, waiting on county health conditions advice, multiple families and groups currently not allowed.

Violation Fines

Table for next month.

CC&R revision update- currently have a proposal from our attorney, we would like to collect more quotes for April meeting.

Covid Sanitizing Equipment Update

Kevin Monsma-Hypochlorous acid -green disinfectant solution made of water, salt and vinegar that kills viruses on contact. Generator \$150, and cordless fogger to aerate (2) will spend less than \$600 and have it, it can be sprayed on skin, on surface for food prep, can also use at pool this summer.

It is currently used in all schools in the county.

Board Officers

Covered under New Business

Call for Candidates

Kevin Monsma-April 16th letter deadline, 3 positions open for re-election, Rose Smith, Dominique Smith and Bob Ritzman, Information is on the website.

Rose Smith-motion to set the date of record for BOD Election as June 1, 2021, second- Zandona-Harger, all in favor: aye-all directors, motion passed.

Disc Golf Course Porta Potty

Bob Ritzman- looking into options for April meeting.

Open Forum

Marie Zandona-Harger- I would like to open a discussion on the topic of short-term rentals, no action or voting at this time. I am looking for feedback from community. We had a complaint from a member who has 3 nearby, who has called the sheriff with concerns regarding noise, music, speeding, parking, out on deck at 2:00am, have to close windows all summer on weekends, and fire safety for renters unaware of our fire concerns.

Discussion-concerns listed- South Lake Tahoe has limited, no limits in other parts of El Dorado County, we may be able to amend CC&R's, but will be difficult to enforce.

Suggest restrictions in GRF documents.

Our CC&R's prohibit business out of the home that invites more traffic.

Add restrictions, homeowner is responsible, guests at pool are supposed to be with homeowner.

Request for additional pickle ball court lines on second court, need bee traps.

Meeting adjourned 8:40pm.