

## **June 24, 2020 Board of Directors Meeting Minutes**

Meeting called to order by President, Joan Fuquay at 7:01pm, back at headquarters, Directors present: Kevin Monsma-Finance, Bob Ritzman-Recreation, Dominique Smith-Greenbelt, Marie Zandona-Harger-Vice President, Secretary, CC&R.

### **Previous meeting minutes Approval**

Kevin Monsma-motion to approve May 27, 2020 meeting minutes, second-Zandona-Harger; All in favor: Monsma-aye, Zandona-Harger-aye, Smith-aye, Ritzman-aye, motion approved.

### **Director Reports**

#### **President**

Joan Fuquay- not much to add since June 15<sup>th</sup> newsletter article. In the last few days the board received an email from an individual who wants the membership to know about his position regarding the election, and interest to be a write in candidate for the Director Election.

He has requested to submit a letter to the membership via email.

Kevin Monsma- motion to approve sending email for write in candidate, second-Ritzman, discussion, Open to board and membership for discussion: Suggestion from member to include the other two candidate letters in the same email, caution on setting precedent to allow for failure to meet deadline for future elections.

Kevin Monsma-amendment to original motion to also include the other 2 candidates in the same email, second-Ritzman, all in favor: Monsma-aye, Zandona-Harger-aye, Ritzman-aye, Smith-Nay, motion passes.

#### **Finance**

Kevin Monsma- We have our financial reports thru April, collected \$117,000 in dues thru April.

Propane costs for the lodge are higher, I anticipate we will have to add to that budget before year's end, also snow removal. Greenbelt expenses after storm have been expensive. Greenbelt cleanup is about \$30,000 out of the \$38,000 budget for the year. Pool wages will be lower with delayed opening to help recapture some dollars.

With current inspections for defensible space and the good neighbor 100- foot requirement, I think we should look at investing in this for the future. We will get quotes for this.

The pool deck was scheduled to be re-done this year, we do have to have a permit that is issued by the Health Department, and a set of engineered plans, and we need the plans done before moving forward, most likely next year.

The deck work will not trigger having to do the bathrooms to bring to ADA requirements. WE talked about putting in ramps for ADA access to the large pool.

The seal coating project, parking lots, walking paths is scheduled June 29<sup>th</sup>. The tennis courts to be scheduled this summer, in July the cabana and deck will be painted and stained. This weekend is the green waste dumpster for Fire Safe Council.

#### **Greenbelt**

Dominique Smith – We have cleared over 20 acres this year, it seems to have died down with reports of hazardous trees in the greenbelt from storms. I am looking a couple big greenbelts where we can clear the 100- foot clearance from homes and waiting for quotes from Garrett Forest Mgt.

### **Fire Safe Council**

Shery Hawk-Green Waste Dumpster fees due to El Dorado County Fire Safe Council and Gold Ridge Forest Fire Safe Council we paid only \$300 for 2 bins. I have been talking with residents while doing inspections in the last week, they are excited. We have applied for a grant with US Dept. of Agriculture (USDA) and National Conservation Resource Services (NCRS), we will have an answer on Friday. We were denied, re-wrote and re-submitted. This next year's grants will not be funded as much and more competition expected. We have been working with the County Defensible Space Division, start in our greenbelts with good neighbor policy. I need to come up with a three-year plan thru 2022-23. We need to make 2 plans, one with no help from grants and one with grant assistance. Residents on Upper Topaz got together and worked to clear the roadside and cleaned up their greenbelt areas and took part in the chipping program, will post before and after pictures on the website. We still have the 55 acres in C-20 near Garnet and Pearl Rd. to be completed, no date yet. They did go in take care of some widow makers in the area. Next meeting is July 14<sup>th</sup>, 7:00pm at the Lodge to start event planning with the help of CEDAPP and on September 19<sup>th</sup> for member appreciation. I want to thank Dominique for all his hard work this year and Tony and Brian have done a great job.

### **Recreation**

Bob Ritzman-We are having difficulty finding pool employees. We have posted notice. I have been talking with students, neighbors, friends, and we only have two applicants now. The biggest obstacle to open is manpower. There are a lot of mixed messages and publications about whether or not we should open this year. Discussion of staff needs and support from directors. EDC is in Stage 3; pools are allowed to open if they choose. I have put together a training program and protocols for employees which is mostly about the cleaning and sanitizing. We have purchased supplies and have a sprayer to be used every 90 minutes. Gold Ridge can suggest and recommend face masks, but cannot legally enforce them. Waivers will be required for liability reasons. Capacity will be reduced to 35-40 people for both pools. Reservations discussed.

### **Lodge Rentals / Cleaning**

Bob Ritzman-I don't think we can open the lodge for gathering yet, unclear on gathering sizes, isn't that Stage 4? Depending on gathering size. The cost of sanitizing should be added to the rental fees. Kevin-At the county Office of Ed, we are not allowing any outsiders to use the facilities. Bob-Tot Lot-I would like to work out pool use first, then move to Tot Lot, I would like to build a retaining wall first at the lower end and backfill with gravel and then add the wood chips to make it the same level. No swings, it is taped off, no sanitizing.

### **CC&R Revision Committee**

Jeanne Harper-We sent the recommendations to the board, and since had the thought regarding the new laws, we should put the new laws. We are waiting for the board to review, it will take time, there is a lot to review, we have requested a special board meeting. Joan F.-We will schedule a special board meeting to review the changes. Jeanne-the committee would be happy to meet to clarify any questions. Kevin- I have a few questions, should we compile them to send to the committee? Discussion, agreement, the board will meet with the committee in open session to review and submit questions. Jeanne- I would like to clarify, this committee has only one purpose, to update and revise the document, I understand there is another CC&R Compliance Committee. None of the revision committee members have any interest in enforcing the CC&Rs via the compliance committee/architecture committee.

Marie- Thank you for all that hard work Jeanne, and Pat and Bill and Suzy.

### **Compliance / Architecture Committee**

Marie Zandona-Harger- Our committee was approved on March 11, 2020 by the board in an open board meeting. Our goal is to assist the board with fire safety, CC&R education, we are working on a fine-amnesty program and reviewing complaints. Some of things we have done:

\* developed a list of vacant lots, with the objective of record keeping and fire safe compliance.

Many homeowners have vacant lots next door and have concerns for their safety. The committee used public records provided by EDC website DOT.net to verify. Suzy listed 56 vacant lots.

- The committee review previous complaints and verified if still valid, and working on them.
- The committee also developed a reference manual for committee members, listing the CC&R's, rules, fine schedule, letter samples
- Created a list of items the county governs and the HOA governs. Misinformation was posted on Facebook causing confusion.

Architectural- created a packet for shed approval with all forms needed.

Joan- Good job, I know you have spent countless hours on this.

Jeanne, thank you, the question came to our committee asking what is the point if it is not enforced? This has been long overdue.

Suzy-the first task we undertook was converting the current CC&R document from PDF to a Word Doc for the revision committee to work with.

Marie- I would also like to set the record straight, the four committee members, myself, Suzy, Gary Harger and Gary Enriquez did not and we do not step on any owner's property. We make appointments to meet with owners, and only go on properties if invited. Without appointments we observe from the edge of the property.

Dominique- I would like to add it has been said the GR does not need a compliance committee, that the county will enforce rules, but they don't. The county does not deal with blight or abandoned cars.

We looked at all the complaints and found they are in 10 categories.

We developed an education packet with cute cartoons for rule reminders, making it friendly.

### **Employee Handbook**

Bob Ritzman-Draft copy was sent to all board members, my questions were highlighted, Karen answered pay period question. Any others? This is a starting point which can be refined. We have staff training requirements and options, and safety requirements for power tool, etc.

Kevin Monsma-motion to approve current handbook, second-Smith, discussion, all in favor- Smith-aye, Ritzman-aye, Monsma-aye, Zandona-Harger-aye, motion carries.

### **Activities – Annual Meeting**

Joan-considering the Covid restrictions, we are not supposed to have gatherings, I think we will have the meeting only. Ballot counting starts at 11:00am, the meeting starts at 1:00.

Motion to adjourn at 8:46pm.