

**Sonora Vista Tuolumne County HOA Open Meeting
February 28, 2024 @ 6:00pm Official Opening
Willow Springs Clubhouse**

Organizational Meeting @5:45 pm: Board Elects Officers - Members Welcome

OPEN MEETING AGENDA

- I. Official Call to Order & Roll Call**
- II. Review & Approval of Minutes**
- III. Treasurer's Report**
- IV. Collection Accounts Review & Decision**
 - A. Standard Motion for Collections: All Owners in the 30, 60, 90-day category of collection policy, including but not limited to recording a lien against the property**
- V. Committee Reports:**
 - A. Architecture**
 - B. Grounds/Violations**
 - C. Nominating**
- VI. OPEN FORUM: 3 minute limit per person**
- VII. Unfinished Business**
 - A. Website Committee appointment**
 - B. Welcoming Committee appointment**
- VIII. New Business**
 - A. Board discussion to consider options for cutting financial expenses**
 - B. Re-negotiate Landscape Contract for cost reduction**
- X. Announce next Open Meeting:** April 10, 2024
6:00pm Willow Springs Clubhouse
- XI. Adjourn to Executive Session – Board Members Only**
 - A. Review Assessment Issues**
 - 1. Collection Agency Update**
 - a. Discuss options to proceed**
- XII. Adjourn**

Note: As provided for in the "Open Meeting Act," members may observe the meeting, but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If an attendee becomes disruptive, he or she may be expelled from the meeting and/or fined. (See) <http://davis-stirling.com/>) After the Open Meeting, the Board of Directors may convene into Executive Session to discuss delinquencies and violations related to owners and any legal matters that may be discussed under Civil Code 4925 (a) & (b) of the Davis-Stirling Act.

Sonora Vista Tuolumne County Homeowners Association Winter Newsletter

JANUARY 26, 2024, ELECTION RESULTS:

	<u># Votes</u>	<u>Term Expires</u>	<u>Contact Information</u>
Pete Kelly	56	2026	svhoa.pkelly@gmail.com
Judith Shimer	44	2026	svhoa.jshimer@gmail.com
Jean Dakota	39	2026	svhoa.jdakota@gmail.com
Marc LeFebvre	38	2025	svhoa.m.l@gmail.com
Priscilla Colotto	27	2025	svhoa.pcolotto@gmail.com

IRS Carry-Over Tax Resolution: 32: Yes 13: Abstain 0: No

Your new Sonora Vista Board sends this Newsletter as the first Quarterly Newsletter after an extended hiatus. You now have the opportunity to learn about important HOA operations and find out how your HOA dues are spent.

We are developing yearly Board goals and Vision and Mission statements and we chose the motto: **“Transparency Through Communication”**. During several planning sessions we brainstormed ideas and educated ourselves about the legal obligations as Fiduciaries responsible for conducting operations according to all California laws.

SOME BOARD PROJECTS IN PROGRESS:

- Lowering expenses
- Setting a yearly calendar, by month, for timely budget planning, insurance bidding and maintenance operations
- Setting a yearly schedule for Open Meetings to keep members informed
- Reviewing monthly HOA financials by all Board members
- Pursuing collection of delinquent accounts
- Looking into moving financial operations to an accountant or bookkeeping service
- Re instituting CC&R, Bylaw and HOA Operating Rules enforcement as per policy
- Choosing the best SVTCHOA Website to optimize communication
- Reviewing all Contracts
- Soliciting more than one bid for large expenditures in future

WE WANT YOUR SUGGESTIONS AND TALENTS!

We want to hear your ideas and we want you to share your talents with us by attending Open Meetings and participating in Committees. You may also use the space on Page 3 to write your thoughts and return with the other requested sheets.

CC&R, BYLAWS & HOA RULES REMINDERS:

- No alterations may be made to a property until proper plans have been submitted on the Architectural Submission Form to the SVTCHOA Board and reviewed by the Architecture Committee and approved by the SVTCHOA Board.
- Trash cans may be placed outside of your residence the night before and the day of trash collection. At all other times, they must not be visible from the street and must be stored behind fences or in garages.
- Homeowner's who rent their properties must provide their tenants with CC&Rs, Bylaws and HOA Operating Rules. As the owner, you are responsible for actions and conduct of your tenants within SVTCHOA. Providing tenants with the governing documents will avoid violation fees for you!
- Posted speed within all HOA roads is 25 mph, please observe for the safety of all.
- Signs and/or flags advertising a business, religious signs and/or flags are prohibited.

KUDOS:

Thanks to residents who stay current by paying their HOA dues. Yes, there are those with significant delinquent dues which puts all operations in jeopardy! Paying your dues on time is crucial in keeping our HOA financially solvent.

Sonora Vista is more than a subdivision; it is an Association of homeowner members who jointly own the park, playground and other common areas. We benefit from these extra amenities and also have the responsibility for proper upkeep. As a Homeowners Association we are governed by State laws which includes collecting dues and abiding by these laws for the welfare of all residents. Be a team player by paying your dues promptly.