

Sinaloa Lake Owners Board Meeting Minutes
September 19th, 2021 @ Picnic Benches (Laguna Dr.)

Attendance Board Members:

Tammie Perdue

Matt Bancroft

Kari Dahme

Simona Ghinghis

Paul Zaragoza

Jim Stutzman

Other Members in attendance: Blatchford, Cheney, Doten, Bucci, Perdue, Zaragosa, Stutzsman, Jacobs, Mikita, Georgescue, Bandcroft, Hibbits, VanSloten

Meeting called into order 1:15 pm

APPROVAL OF PREVIOUS MONTHS MINUTES AND AGENDA

Paul Zaragoza motions to approve the previous months minutes and agenda. Tammie 2nds.

LAKE OWNERS' FORUM

Emails/Texts during the month:

Some members are stating that they aren't getting our emails. Some of us noticed they are going to junk/spam, so we advised everyone to look in their junk/spam folder and to add our email address to their contacts so future emails don't go into junk/spam.

FINANCIALS

Simona read to all of us all the balances in the accounts.

UBOC Reserves: See treasurers report (CPM)

UBOC account: See treasurers report (CPM)

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NEW BUSINESS

We discussed sending out the voting paperwork for the bylaw change regarding a yearly independent audit. As far as we can tell this hasn't ever been done so we are going vote to have this removed from the by-laws. Our by-laws are very old, so we are trying to get them up to date with the current times.

Today the following people were elected to be on the board. Matt Bancroft (will remain president), Kari Dahme (will remain secretary), Simona Ghinghis (will remain treasurer), and Dennis VanSloten will take Jim Stutzman's spot.

This past year's happenings /Upcoming things:

We have 2 new lake members!! Yay!!

All 4 of the new docks are completed.

The movie that was filmed down at the lake brought in an income of \$5,000.00 to the association. YAY!!!

We are planning a wine tasting/new member event drive. Coming soon. We currently have 45 members, and we are allowed to accommodate 75 members. Tammie and Kari will coordinate this.

We are doing a parade of lights this year. We are proposing December 12th. Keep your eyes out for an email.

City Annexation Update- It appears there may be a loophole for our "island" being that it is over the allotted number of acres that is required for the city to annex. We will update everyone as things progress and the city/county notifies us.

OLD BUSINESS

Construction:

Matt Bancroft got some bids for surveys for a couple people who need to know where their property lines are. The homeowners are responsible for this, and Matt will forward them the contact information so that they can get their own surveys completed.

Matt Bancroft has been working on erosion control along the main entrance. Not only does it look amazing, but it will serve a very good purpose. This should be completed in approximately one month.

We passed the dam inspection. They only asked us to look into using "smoke" application for gophers. Matt is looking into our options for this.

Water Quality:

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Matt B. will be scheduling the final water test for this year in October. Once this is completed, we will have a baseline to go off. So far, the test results for this year have been great.

Matt Dahme has been taking care of the lake chemicals and it is looking amazing. We have the reports to prove this.

New Control Panel / Pumps: Matt B. has been working on this panel and it will be ready to be installed soon. He is still obtaining information about the pumps.

Landscaping:

The 9 eucalyptus trees along Laguna Drive Entrance have been removed. This was a cost of \$44,000.00. We want to remind everyone that once one of these trees falls it costs anywhere from \$10-\$15 thousand per tree not to mention any damages it may cause when it falls. They were a major hazard. We discussed having a \$1,000.00 donation from each member to cover this expense. CPM will provide options for the donation to be sent along with monthly dues. The options will be to either pay all at once or monthly amount of around \$83.

We discussed replanting the area where the trees were. Unfortunately, we would have to run water over there to do this. So, at this time we've decided to leave it or possibly spread some wildflower seeds.

Its coming up on fall and the winds can take down trees. Please keep your eyes out for fallen trees and notify the board if you should see any hazards.

Membership:

A new list of active members is being created along with their notes in progress.

We like to remind everyone to wear their badge down at the lake this makes it so much easier to identify trespassers. If you see any trespassers and don't feel comfortable confronting, please call the sheriffs.

Also please clean up after yourself. Pack it in Pack it out.

Matt Bancroft is still scanning all the old corporate paperwork. It's almost completed.

Next meeting to take place on October 5, 5:30pm @ the picnic benches.

MEETING ADJOURNED AT 2:30pm