

Sinaloa Lake Owners Board Meeting Minutes
January 12, 2021 @ 434 Laguna Terrace

Attendance Board Members:

Tammie Perdue

Matt Bancroft

Kari Dahme

Simona Ghinghis

Paul Zaragoza

Jim Stutzman

Meeting called into order 5:32pm

APPROVAL OF PREVIOUS MONTHS MINUTES AND AGENDA

Tammie Perdue motions to approve, Jim seconds all in favor.

LAKE OWNERS FORUM

Emails/Texts that we addressed during the month:

The Bellinsons got their auto payment set up.

Someone reported a male trespasser with a ponytail. We have not seen him or heard of this from anyone else, but we will keep our eyes out.

The Ngai's canceled their membership due to financial reasons. Tammie is going to send them a letter regarding putting up a fence along the property line so we can protect the lake property.

While the tree trimmers were working at the lake a member called and had a concern about the workers driving their UTV unsafely around the lake. We notified them immediately and once they became aware, they stopped.

FINANCIALS

UBOC Reserves: See treasurers report (CPM)

UBOC account: See treasurers report (CPM)

The year end financials will be emailed to all members.

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NEW BUSINESS

Independent audit by law change: We discussed and concluded that this association does not need an independent audit. This will need to be voted on by members to be able to change the bylaws. Tammie Perdue motions to send a bylaw change to members, Paul seconds, all in favor.

Membership reminders: We will be sending a letter and sending it to all members with reminders such as: NO SMOKING of any kind is permitted at the lake, all trash is to be removed (pack it in, pack it out), a YELLOW badge must be worn by ANY member or guest visiting the lake, the (2) boats that are tied up to the stairs on one of the docks need to be removed by February 2, 2021 or they will be properly disposed of and late fees on membership dues.

Filming at the lake: There was one more day of filming and the association charged them \$500.00

The Australian shepherd that attacked the Hibbits daughter will no longer be an issue.

OLD BUSINESS

Construction:

Lower platform on docks: The feedback we have gotten is good so far. We are going to leave it there and that will be the only one installed at this time.

Fence at Dahme's: The temporary construction/safety fence has been taken down at the Dahme residence.

Water Quality:

In April we will probably be contracting clean lakes to do a review of the water quality to make sure were on track.

Pump repair: Matt Dahme repaired the pumps.

New Control Panel: We are still researching the possible products that will be the best investment for this.

Landscaping: There are a couple willows that need to be removed along with the castor bean. Tammie will go around and tag the things that need to be removed. We also got a quote to remove (9) eucalyptus trees that could potentially become a hazard. The quote was \$36,500.00. We will get a couple more quotes.

Matt Bancroft is going to spread the mulch in the next 2 weeks on the dam.

LSA Permit: We are still in the process of contacting the biologist.

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Membership: There is a house that is closing escrow on Venice Street. They have sent in their application to become a member. We reviewed and will do a background check.

Membership drive flyer/postcard: After reviewing the cost to send out a one-time advertisement for new members we decided that we would post on Next-door app and see if that will attract people and it is free.

Next meeting to take place on February 2, 2021 @ 5pm@ 434 Laguna Terrace.

MEETING ADJOURNED AT 7:04pm