

Sinaloa Lake Owners Board Meeting Minutes
June 1, 2021 @ Picnic Benches (Laguna Dr.)

Attendance Board Members:

Tammie Perdue

Matt Bancroft

Kari Dahme

Simona Ghinghis

Jim Stutzman

Paul Zaragoza

Meeting called into order 5:43 pm

APPROVAL OF PREVIOUS MONTHS MINUTES AND AGENDA

Kari motions to approve Agenda, Paul Seconds.

Tammie motions to approve May minutes, Paul Seconds.

LAKE OWNERS' FORUM

Emails/Texts during the month:

Tammie responded to a "new member interest" they were pretty interested. They are related to the realtor Judy Lewicki.

Simona presented a question to the board on behalf of Steve Barkodarian. Steve is wanting to buy a boat for the lake that is 18'. The current length maximum is 17'. Tammie motions to approve the 18' boat to be secured to the "Price" dock and Jim seconds.

The Greens moved and left their boat to the new owners who are NOT members of the lake. Matt Bancroft is going to see what the new owners want to do with it.

The Dobberts boat is still on the water and their house is up for sale. Simona will reach out to the children and see what they want to do with the boat. Is an aluminum flat bottom boat attached to the dock near Roy Conns house.

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FINANCIALS

UBOC Reserves: See treasurers report (CPM)

UBOC account: See treasurers report (CPM)

NEW BUSINESS

We will start getting the paperwork ready for the voting in September. One of the items that will be on that paperwork will be the voting on deleting the by law that states an independent audit is required annually. As far as this board can tell by going through all the documents in the 7 boxes there has never been one completed or requested so we feel this is not necessary.

OLD BUSINESS

Construction:

Matt has been reminding the Berkhardts about moving her fence back to the property line as per the original agreement.

The Ngais are requesting a survey plan for the property line to determine where the fence will be installed if they do decide to withdraw their membership.

Lower docks are almost here and will be ready to be installed on the other 3 docks. 4 of the 5 docks will have lower platforms.

We are forever trying to come up with ways to deter trespassers. Matt has obtained a few quotes for security cameras and full-time security. This is a huge expense that the association cannot afford. We discussed maybe adding some WIFI Ring cameras in a couple areas ideally where Paul's WIFI signal will reach those to see if that might help and then we can go from there. Paul will find out the cost of those and also make sure they will reach.

Water Quality:

Matt B. will be scheduling the next water testing for July or August.

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:

LSA Permit: Plot map of trees is in process. Matt B. spoke to Emily at CDFW and she is going to see if we can have the permit reclassified to a maintenance permit and that will be a significant savings for us.

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There are still 9 very hazardous eucalyptus trees along the service road off Laguna Drive that need to be removed. We discussed that we would need to ask for contributions from all the members to make this happen. We are going to ask for \$1,000.00 per membership to cover the \$44,000.00 cost to remove these. A letter will be going out regarding this. We will all be working together to contact all members to collect their contribution.

We have a dam inspection June 16th @12pm. Marco and Matt B are going to meet the inspector.

Membership:

NextDoor membership drive posting is in progress.

Cloe (Matt Bancroft's assistant) is working on getting all corporate paperwork organized she has gone through 5 of the 7 boxes.

Next meeting to take place on July 13th 5:30pm @ the picnic benches.

MEETING ADJOURNED AT 7:35pm