



DRAFT MINUTES FOR THE GOLDEN OAKS ASSOCIATION GENERAL MEMBERSHIP MEETING

March 16, 2019

Come early - Refreshments available for meet and greet at 9:00

I. ROLL CALL 10:00

Introduction of members in attendance and guests.

Ed Scofield, Jerry Goode, Mary Main, Scott Miller, Dave Brandfass

II. ESTABLISHING QUORUM - ELIGIBILITY TO VOTE

In the case of a membership meeting or written ballot called or conducted for any other purpose, the quorum shall be one third of the members eligible to vote (34 lots) and represented in person or by proxy at the meeting or casting a written ballot in accordance with section 4.6 of the Bylaws.

12 Proxies and 30 attendees = 42

Ed Scofield spoke early due to another engagement:

1. Combie Road improvements starting later in 2019 ( paving done and waiting for the lights.)
2. Plans for new light at Brewer and 49 on Brewer side (Caltrans should do this year)
3. Updated county cannabis regulations – available on county web site

III. APPROVAL OF MINUTES of the March 17, 2018, General Membership Meeting (mailed out in early 2019) & posted online at [www.goldenoaksassociation.com](http://www.goldenoaksassociation.com). A few copies will be available at meeting. **Approved**

IV. TREASURER REPORT (included in mailing)

A. Financial Report for 2018

B. Proposed year 2019 Budget

C. Reminder that dues can be charged on your bank card for an added fee.

V. OLD BUSINESS

A. Roads:

- 1). 2018 Road work – Triton Construction and Hanson Brothers (sealing of cracks on Brewer and Conestoga)

Chip Sealing on Brewer, Conestoga and Egbert Hill

- 2). Painted lines on roads – refreshed, replaced and added some on Brewer and Conestoga

## VI. NEW BUSINESS

### A. Election – (re)election of two Board members

#### 1). Nominees:

- Bruce Hunt – Vice-President – re-elected
- Josh Telliano – Secretary – re-elected

### B. Announcements from the Board

- 1). 2019 Road Work – Discuss if we want to spend more money on roadside trimming and ask members for suggestions (new street signs?)

3 replacement street signs were purchased and installed

All culverts on Iron Horse were replaced due to rust and deterioration.

- 2). Emigrant trail easement update (Josh) – vote to support Historic Easement  
Voted to approve for our board to endorse the Historic Easement

- 3). Update on Golden Oaks website (Bill Checkvala)

[www.goldenoaksassociation.com](http://www.goldenoaksassociation.com)

- 4). Emergency List Update: sign-up sheet available to add or change your info

- 5). The address, email and phone number list will be circulating during the meeting – please be sure to make any changes or corrections so our records can be kept up to date

- 6). Fire safety – continue trimming along roads, spraying, etc. see info from our CC&R's on page 3 – see #1 above

- 7). Handouts available

- 8). Update for this year's neighborhood cleanup and Pot Luck– volunteers? – Pot luck and work party are pushed to 2020

- 9). NID treated water updates/rules and ideas for installing private pipes (see website) – a few handouts available

### C. NID adding treated water pipelines along Iron Horse and part of Brewer Roads

This is entirely funded by the future customers of this water (no costs to Golden Oaks) Several neighbors along Brewer and Iron Horse have worked with NID to design and pay for the system being installed. Many have had their wells go dry or bad. This system should be completed by the end of February 2020.

Fire Hydrants will be included on Iron Horse and Brewer until Egbert Hill and NID will re chip seal these areas

Contact NID @ [www.nidwater.com](http://www.nidwater.com) to get more information

D. Guest Speakers (subject to change)

1. Ed Scofield, County supervisor - see above

2. Jerry Goode, Higgins Fire Chief

Fire map, defensible fence inspections are available (contact Higgins), fire safe council updates

Be sure you have or will sign up for the code red

There will be a new ballot measure to secure more financing for Higgins in 2020. Everyone on the south side of South Wolf Creek are part of Higgins fire.

4. Marty Main – talked about Higgins Fire – fire safety

5. Dave Brandfass – updated information about internet

6. Scott Miller – gave updated information on the installation of treated water pipes on Iron Horse and Brewer and information about the potential Centennial dam on the Bear River

E. Open Discussion from the Floor -none

QUESTIONS AND COMMENTS FROM THE MEMBERSHIP FOR GUESTS AND BOARD

VII. ADJOURNMENT OF FORMAL MEETING 12:10

I am including some parts of our CC&R's here since most of us do not remember what are included and these cover pertinent information.

Page 5 Section 2.7. Nuisances. No noxious, offensive or illegal activities shall be carried on or upon any Lot or the Common Area, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to any adjacent Owner. In such event, any Owner has the standing authority to take appropriate legal action to abate such annoyance or nuisance.

Page 5 Section 2.9. Garbage and Refuse Disposal. No portion of any Lot shall be used or maintained as a dumping ground for garbage, refuse, rubbish, trash, or any other such waste. Any such waste shall be temporarily stored for a period not to exceed one year in sanitary receptacles provided for such purposes.

Page 7 Section 5.1. Association Maintenance Responsibilities. The Association shall be responsible for all maintenance, repair, upkeep and replacement of all improvements located on the Common Area. No person other than the Association or its duly authorized agents shall construct, reconstruct, refinish, alter or maintain any improvement upon, or shall create any excavation or fill or change the natural or existing drainage of any portion of the Common Area, except for driveway culverts as provided below. This section shall not preclude an Owner from managing or controlling weeds, dead trees, and other natural vegetation on that portion of the Common Area located between that Owner's Lot and the road in order to reduce the risk of fire or to enhance health or safety.

**\*Fire info** Page 7 Section 5.2. Owner Maintenance Responsibility. Each Owner shall be responsible for the maintenance and repair of his or her Residence and Lot and all improvements thereon, and shall maintain and repair, as necessary, the driveway culvert(s) serving the Owner's Lot. Without limiting the foregoing, Owners shall manage weeds, dead trees, and other natural vegetation on their Lots in a way which reduces the risk of fire, and shall maintain all improvements on their Lots in such a manner as to not constitute a hazard to health or safety.