

SIERRA BONITA VILLAGE HOMEOWNER'S ASSOCIATION, INC.
Minutes of the Board Meeting of April 16th, 2025

CALL TO ORDER: President Gay Smoot called the meeting to order at 2:00 pm at the Paso Robles Senior Center, 270 Scott Street.

ROLL CALL: Gay Smoot

Gay Smoot, President

Barbara Dowdy, Secretary

Paula Peargin, Vice President

Larry Miller, Treasurer / Architect and Maintenance Chair

Muriel Ryan, Director

Trish Boswell, Director

Linda Good, Director

Dennis Peterson, Director

Terri Henley, Manager

Public Comment Period:

- Homeowners of Turtle Creek Rd attended. They provided paint samples to the Board for repainting the stucco and fascia trims of both adjoining units. The Board approved of their project – motion so carried.
- Homeowners of Turtle Creek Rd attended. They are requesting to repaint their adjoining units. Maint Director will contact them to review the paint samples to approve. Homeowner suggested forwarding an email blast to share the calendar of events to the community at the beginning of the year / when the calendar is finalized.
- Homeowner of Southview attended. She is requesting to re-paint her stucco and fascia trim the same as her adjoining neighbors. The Board approved her project – motion so carried.
- Homeowner of Queenanne attended. He is planning roof repairs. Shared his plans with the Board as the adjoining neighbor needs to review the cost and shingle color samples. He will contact the HOA manager via email with more details for the needed approvals.
- Homeowner of Eastview attended. Round-a-bout not completed near Shea Homes development and traffic continues.

Minutes: The minutes from March 19, 2025. Motion to approve by Larry; 2nd by Barbara, so carried by the Board.

REPORTS:

Treasurer: Submitted by Larry Miller. Nothing to report.

Financial: Submitted by Terri Henley. Posted residual Dues checks. Past due accounts over 3 years. Liable for collections fees. Discuss further with Attorney Hays.

Architect & Maintenance: Submitted by Larry Miller. Inspections for pending escrows.

Managers: Submitted by Terri Henley. Escrow sales 3 closed and 4 pending. 2025 Dues and prior are past and late fees are being processed. Three (3) violations are still open; fencing Judgment paid / Litigation active; 1 concerning trailer parked on curbside of Westfield.

OLD BUSINESS:

Trailer on Westview van with trailer is still viewable parked on the street. Fine assessed as no response from homeowner. Board in agreement to fine \$50 – so carried by all.

CC&R's Simplification; Vice president shared a summary of the progress to date assessed by the sub-committee. Next meeting set on the 25th to continue.

Shepherd Fence Judgement; Still active for past due balance. Inquire with Attorney. Renters living in the unit. Per our Director they do not have a copy of the simplified CC&R's. Board suggested to deliver a copy of a summary to the Tenants. Delivered in person on 4/28.

Legal Reserves Account: Finance director proposed a motion to the Board that we set a target figure of \$20,000 in Legal Reserves, related to any unforeseen legal expenses. Board agreed and so carried. Edit to the CC&R's to reference the \$20,000.00 marker amount to Legal Reserves.

NEW BUSINESS:

Re-Election of Officers: Gay Smoot and Tricia Boswell. Motion by Barb and 2nd by Larry – so moved by the Board.

Escrow Fees – Increase: Homeowner suggested the HOA increase the escrow fees as the values of homes in the area are increasing. Per President suggest discussing further.

GoDaddy – Rebuilt Website: Website backup was unable to be retrieve from Dec 2024. The backed-up failed and the migration team could not restore our data and went into a failure mode. GoDaddy can assist to rebuild, however it is out of our budget. Further discussion of how to proceed.

Spring Inspections: Packets were processed and submitted to the directors on 4/11. Inspections scheduled from the 11th – 20th

New Homeowners List as of May 2025: In progress, to be delivered at next meeting.

Annual Community Garage Sale – May 17th: To be advertised in Craigs List and Nexdoor. Director will post a couple of signs off Scott / Westfield and Scott / Airport.

Brookhill Bulletin Board to be upgraded as overlay surface is hard to see through. Finance director to check out the cost of replacement.

General Meeting Adjourned

Submitted by Terri Henley, Association Manager
