

# **SIERRA BONITA VILLAGE HOMEOWNERS' ASSOCIATION, INC.**

**Wednesday May 21st, 2025 at 2:00 PM**  
**Paso Robles Senior Center, 270 Scott Street**

## **BOARD MEETING AGENDA**

1. **Call to Order:** President Gay Smoot
2. **Roll Call:** Secretary, Barbara Dowdy  
President, Gay Smoot  
Paula Peargin, Vice President  
Larry Miller, Treasurer / Architect and Maintenance Chair  
Trish Boswell, Director  
Muriel Ryan, Director  
Dennis Peterson, Director  
Linda Good, Director  
Terri Henley, Manager

**Public Forum:** Comments are limited to 3 minutes. You are welcome to **observe** the meeting, **but may not participate with comments or questions during the rest of the meeting.** No audio or video recording allowed by attendees.

3. **Approval of Minutes:** Board Meeting April 16th, 2025

### 4. **Reports:**

- A. Treasurer's Report: Larry Miller
- B. Financial Reports: Terri Henley
- C. Architect & Maintenance: Larry Miller
- D. Managers Report: Terri Henley

### 5. **Old Business:**

- A. **CC&R Simplification** – VP Director shared a summary of the sub-committees progress of the edits to the revised CC&Rs. Next meeting set on the 25<sup>th</sup> to continue.
- B. **Shepherd Fence Judgement** – Still active for past due balance. Discuss with Attorney of Homeowner's phone call. Delivered a summary of the CC&R's to the tenants 4/28.
- C. **Legal reserves Acct.** Journal entry to draft to determine the target amount of \$20,000.00 in Legal Reserves. Review of Resolution #2010-01 'Use of Reserve Funds.' Board direction to move paid legal fees to be transferred back to reserves / saving accounts thru GL entries.

### 6. **New Business:**

- A. **Re-Election of Officers:** Gay Smoot and Tricia Boswell
- B. **Escrow Fees – Increase:** Homeowner suggested the HOA increase the escrow fees as the values of homes in the area are increasing. Per Gay, suggest to discuss further.
- C. **GoDaddy – Website Lost:** Website backup was unable to retrieve from Dec 2024. GoDaddy provided a cost to assist 3<sup>rd</sup> party to rebuild – Board approved on

5/7. Links from GoDaddy directly sent and forwarded to 3<sup>rd</sup> party to proceed.

**D. Spring Inspections:** Maintenance letters were mailed on 5/1 to the 140+ homeowners.. thank you LG. Updating the homeowners input and remailing out more letters with returned / updated mailing addresses. 2<sup>nd</sup> phase to process 60 days by July 1<sup>st</sup>.

**Note** – Revisions to *Maintenance Resolution 2018-04*: Proposed edits 'weeds to curbside vs to sidewalk'.

**E. New Homeowners List as of May 2025:** Completed and submitted to Directors.

**F. Annual Community Garage Sale – May 17<sup>th</sup>:** Advertisements placed in Craigs List and Nexdoor. Thank you TB for posting a couple of signs off Scott / Westfield and Scott / Airport.

**G. Brookhill Bulletin Board:** To be upgraded as overlay surface is hard to see through. Finance director will check out the cost of replacement. Glass vs plastic overlay as with the prior purchase.

**General Meeting Adjourned**

**Submitted by Terri Henley, Association Manager**