

Casa Paloma One, Inc.
HOA Meeting Minutes
November 15, 2022

Present: Ray U'Ren (President); Sheila Austin (Vice President); Duane Rupert (Treasurer); David Messick (Secretary); Jim Ford (Member at large)

Motion to approve the agenda passed unanimously. (Moved: Rupert, Second: Austin)

The minutes of the October 11, 2022, meeting were approved unanimously. (M: Ford, S: Rupert)

Treasurer's Report: Director Rupert submitted the monthly Balance Sheet and Profit and Loss Statement for October. [exhibits attached] Motion to approve the Treasurer's Report passed unanimously (M: Messick, S: Austin)

Architecture: Director Rupert presented a report regarding CP1 road maintenance. President U'ren made the following motion (S: Messick) which was approved unanimously.

Move to award a contract to Holbrook Asphalt Company to provide pavement preservation treatment in 2023 for the 2.2 miles of CP1 road with cost is not to exceed \$86,000 and all funds drawn from the current Road Repair Certificates of Deposit.

The work will include striping and painting a white pedestrian lane at the entrance to CP1.

Courtesy: The Courtesy Committee continues to reach out to members of the CP1 community. (Report attached)

Maintenance & Landscaping: With regard to a question from a CP1 homeowner adjacent to the Oro wash utility access, our attorney has advised that homeowners along the two utility accesses (Oro and Diablo) have no liability if someone falls and/or is injured on them.

New Business

President U'Ren explained that CP1 could save a significant amount of money by paying an annual retainer to its legal representative, Goldschmidt and Shupe, rather than be charged for a consultation regarding each topic for which the board has a question. A single annual payment of \$600 provides unlimited legal consultation by telephone and email for routine legal matters. The retainer does not cover more complex matters that would require more than a routine answer.

A motion to approve the retainer was approved unanimously. (M: U'ren, S: Ford)

Old Business

Round Robin

The Board voted unanimously to adjourn the meeting.

The next meeting will be Tuesday, January 13 at 9am in the GVR CP1 clubhouse,