

**REGULAR MEETING AGENDA
FOREST MEADOWS OWNERS ASSOCIATION
BOARD OF DIRECTORS
February 1, 2021 – 6:00 pm**

OPEN SESSION

CALL TO ORDER: 6pm

ATTENDANCE: Haught, Harris, Blair, Benapfl, Ross, Ritchie, Fregosi, GM Shipman

SPECIAL GUEST – Brad Epstein, Anguis & Terry, HOA Attorney

Soraya motioned to accept the Rental Rule as proposed...Frank Seconded. Brad summarized sb3182.

SHORT-TERM RENTAL RULES AND FINE SCHEDULE ADOPTED –

Frank called for a vote: 6:38pm. Motioned updated to include a 5-month grace period...and to include new 2021 Fine Schedule...enforcement of new rules begin July 1st for those property owners who are currently renting (less than 30 days). Escrow must be in process effective today (Feb 1, 2021) to qualify for new rule deferment. Registration for Short Term Rental grace period must be (registered with the office) by March 1st. All future rentals (30 day or more) must be registered with office.

Motion passed unanimously...6/0

Letter to owners must be mailed within 15 days. Action: Debbie/Brad

APPROVAL OF MEETING MINUTES:

November 23, 2020 Regular Board Meeting Minutes –

- Soraya motioned...Mike seconded...6 accepted...1 abstained

**Presidents Report
January 2021**

On **November 2, 2020**, the Board of Directors met in Executive Session to approve the October 5, and October 14, 2020 Minutes; discuss short-term rentals; Board approved the bid to install new chain link fencing at Hilltop park tennis courts; reviewed the Aging Summary.

On **November 16, 2020**, the Board of Directors met in Executive Session to review the attorney letter for Short-term rentals to residents; it was discussed what roads to do this year.

On **November 23, 2020**, the Board of Directors met in Executive Session to approve October 19, 2020 Executive Minutes; Fine Schedule was reviewed; employee holiday gifts were discussed; delinquent assessments were discussed for further action.

FINANCIAL REPORT:

- a. Variable Income Transfer - \$17,848.00
- b. December 31, 2020 Interim Financials
- c. Quarterly Reserve Transfer - \$105,000.00

Roy motioned to accept financials...Soraya seconded...motioned passed 6/0

Roy motioned to move \$17,848 to Reserve Fund... Soraya seconded...motioned passed 6/0

Roy motioned to move \$105,000 from our General Fund to Reserves...Soraya seconded...motion passed 6/0

NEW LAWS FOR 2021: Debbie reviewed new laws that impact HOA's

ADOPT NEW COMMITTEES:

Short-term Rental Committee

- Sharon Board Liaison...Eric will be Chairperson

Fire Mitigation Committee

- Frank Board Liaison...Laurie will be Chairperson

Communications Committee

- Sharon Board Liaison and Chairperson Sharon briefly shared her vision...more to follow

PP&E

- Soraya Board Liaison

AUTHORIZATION TO RECORD NOTICES OF DELINQUENT ASSESSMENT:

- a. APN 034-087-014-000/Lot #2FA014
 - Mike motioned...Roy Seconded. Motioned passed 6/0
- b. APN 034-042-006-000/Lot #100009
 - Soraya motioned...Pam Seconded. Motioned passed 6/0
- c. APN 034-042-026-000/Lot #100057
 - *Sold at Tax Sale -No Action Required*
- d. APN 034-042-007-000/Lot #100010
 - Soraya motioned...Seconded. Motioned passed 6/0

MANAGER'S REPORT:

**Manager's Activity Report
December 2020/January 2021**

1. Update and review collection agency accounts. Track Civil Court action and monitor judgement award activity.
2. Received updates from PG&E they will start work in April. They have stated they will now do boring instead of trenching to install the conduit in the roads. This should help with the issues we were having. They are now working on a schedule for April.
3. Did (3) employee evaluations.
4. A new chain link fence was installed at the Hilltop Park tennis courts.
5. Met with new Board members to form new (2) new committees.

6. Frank and I had a meeting with an IT company to handle our computers and server. Our current IT company is not working out anymore.
7. I would like to report that the kiddie pool now has the VGA drain installed.
8. I have continued to work with the attorney regarding the Short-term rentals and other issues.
9. Reviewed all new laws for 2021 and will be attending a webinar this year for the Annual Law Seminar in March.

COMPLIANCE COMMITTEE:

- a. Compliance Summary Report – Board reviewed.

COMMUNITY CENTER COMMITTEE:

- Klaus shared single slide showing CCC Report Findings and Recommendations...
- Board to meet in Executive Session to discuss next steps
- Frank motioned CCC committee be dissolved. Sharon seconded...motion passed. 4/2

EPPOC – Davis, No Report

PARKS, POOLS, & EVENTS COMMITTEE:

- No Meeting in January
- Next meeting Feb 2, 2021 at 1pm

ROADS & TRAILS COMMITTEE:

- Shout out to the maintenance crew...job well done during storm maintaining the roads

ARC COMMITTEE:

- New home approved on Buckthorn...
- AC/Heater being replaced by homeowner next to Hilltop. Keith and Mike will be onsite to supervise process to minimize any possible damage done by crane on trees
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DIRECTOR REQUESTS:

- PP&E to create employee recognition program. Action: Soraya

ADJOURNMENT:

The meeting was adjourned at 8:12 pm.

Sincerely,



Frank Ross
Secretary