

ALPHA November 5, 2022, Board Meeting Minutes

Shelly Fontes calls the meeting to order at 10:10 am

Board Present: Melissa Huntsman, Kim Phillips, Debby Beck, Mike Williamson, Shelley Fontes, Dorothy Hilts, Gary Ryan

Not Present: Mark Nelson

Members Present via Zoom: Bruce Henry, Tina Jones, Sue Lynch, Bruce Manildi, Pete Turner, Tim Jones, Chad Case, Carolyn Regalia

Members Present at Station: Mike Smith, Lorie Sikes, James Pickens, Joanie Bennet, Ken Louis,

Open forum is moved to the beginning of the meeting:

Pete Turner: Congratulated everyone who participated in the recent election.

Do we have a ballpark figure of our dues going forward? Shelly said it will be discussed when we discuss the Pro Forma in new business.

Mike Williamson: Reported that they shut down the pool last Sunday, everything is ready for next April or May. Great volunteer help with Mike Smith, Mike Beck and Mark Nelson. Mike Williamson said there is nothing else to do.

Consent Agenda:

The following items are expected to be routine and may be enacted on one motion. There will be no separate discussion on these items unless requested by the Board. Any Board Member may request an item be removed for later discussion.

1. Approve minutes from previous Board of Directors meetings and financials
 - A. October 1, 2022 - Board Meeting Minutes
 - B. September Financials
 - C. October Financials

With no objections Shelly moves a motion submit, Gary Ryan 2nd

October minutes and financials approved by Shelly, Debby, Gary, Melissa, Kim Phillips, Mike, Dorothy

1. Correspondence

We have received records and IDR requests.

2. Presidents Report:

We have two Executive Sessions talking about the ongoing IDR/litigations.

- A. Executive Session – October 6, 2022
- B. Executive Session - October 20, 2022

3. Treasurer's Report

Checking 6,783.50

Savings 16,050.95

Open invoices:

9 owe 2022 dues only

4 owe 2022 and past year

2 liens in place

3 owe partial 2022 dues

1 owes Special assessments

Total of 20 lots owing

Total Accounts Receivable \$9,926.64

4. Pool Manager's Report

General status – ready for winter

5. Other Committee Reports - none

A. Social Committee - none

B. Architectural Committee - none

C. Collections Committee - none

D. Other Reports – none

6. Unfinished Business

A. Adoption of new rules – Discussion/Possible Action

We have had three submissions.

1. Homeowner requested fines fees and vegetation violations. Shelley feels the agencies should be policing any vegetation violations.

Shelly makes a motion not to accept the vegetation suggestion. Mike W. makes the motion and Kim Philips 2nds. Vote Yes: Shelly, Gary, Debbie Beck, Melissa Huntsman, Dorothy Hilts.

2. Members that are late or have unpaid dues should not be able to come to board meetings. Shelley said unfortunately we cannot do this. We do not have the authority. Also, submit only 1 issue per household. Shelly said, ALPHA gives the homeowners 3 minutes to talk at every meeting or submit request via email.

3. A form was suggested from a member – Shelly said, we will investigate later.

A letter was sent out to the homeowners – telling homeowners they have 28 days to respond. Deadline was Nov. 4 at 5pm.

a. Pool Rules – Do we have a motion to adopt pool rules – Dorothy Hits makes a motion, Gary Ryan 2nd.

No member objections

No board objections

Vote Yes: Shelly Fontes, Mike Williamson, Kim Philips, Melissa Huntsman, Debby Beck. 10:38

b. After-Hours Pool Use Rules – Kim makes the motion Debby 2nds

No member objections

No board objections

Vote Yes: Shelly Fontes, Mike Williamson, Kim Philips, Gary Ryan, Melissa Huntsman, Debby Beck, Dorothy Hilts. 10:39

c. After-Hours Pool Use Agreement – Gary makes the motion Dorothy Hilts 2nds

No member objections

No board objections

Vote Yes: Shelly Fontes, Mike Williamson, Kim Philips, Gary Ryan, Melissa Huntsman, Debby Beck. 10:40

d. Meeting Procedures & Code of Conduct – Kim Philips motions, Gary Ryan 2nds

No member objections

No board objections

Vote Yes: Shelly Fontes, Mike Williamson, Melissa Huntsman, Debby Beck. 10:41

e. Fine Policy – Gary Ryan to motion Debbie Beck 2nds

No member objections

No board objections

Vote Yes: Shelly Fontes, Mike Williamson, Kim Philips, Melissa Huntsman, Dorothy Hilts
10:43am

New Business:

Annual Pro Forma Budget & Policy Disclosure – Discussion/Possible Action

On page 2 paragraph, 2 It says that the reserve funding disclosure summary, which was completed by associate reserves pursuant to Civil Code Section 5570.

That is an error. The associate reserves are the people who did our 30-year reserve study last year. We're required to use a third party to do our reserve study every 3 years.

So, this year it was done in-house and I prepared that so what I'd like to suggest is that we just take out the words by association reserves and leave the sentence as a reserve funding disclosure summary which is completed pursuant to civil code Section 5570.

We are not required to use an outside agency to do the reserve study every year. 2022 was done by Dorothy, Kim, and Dave.

Shelly clarifies one item amount on the budget - \$\$ is for resurfacing not replacement of the pool.

Shelly moves to approve the Performa, Debbie Becks 2nds

Vote Yes: Shelly Fontes, Mike Williamson, Melissa Huntsman, Dorothy Hilts, Kim Phillips, Gary Ryan. 10:54am

Changes in our board positions and members: Dave Lynch submitted his resignation on Nov 2, 2022. We all greatly appreciate him and what he has given us.

Mike Williamson – We are very grateful for his work

Dorothy Hilts – suggest placing his resignation on next month's agenda for acceptance.

Next meeting by Zoom and at the Fire Station location, December 3 at 10:00 am

Kim to motion, Dorothy 2nds

Vote to adjourned: Melissa Huntsman, Debbie Beck, Gary Ryan, Mike Williamson, Shelly Fontes.

Meeting adjourned: 11:01 AM