

# SIERRA VILLAS NORTH HOA

## BOARD OF DIRECTORS MEETING

**DATE:** Monday, January 7, 2019  
**TIME:** 3:00 PM  
**LOCATION:** Pool Ramada

### CALL TO ORDER

The meeting was called to order at 3:00 PM.

### HOMEOWNERS PRESENT

15 owners present (see sign-in sheet)

### ROLL CALL

Board Members Present:

Greg Shy	-	President
Tom Linn	-	Vice President
Carrie Nephew	-	Treasurer
Douglas Work	-	Secretary
Tony Parra	-	Director

Management: Gabriel Noriega - GNC Community Management

### QUORUM (5)

A quorum was present to conduct an official meeting. Mr. Shy called the meeting to order.

### HOMEOWNER OPEN FORUM/COMMENTS

- Homeowners discussed drivers not stopping at the stop signs, they are skipping the stop signs and speeding in the community.
- A homeowner discussed having the owners send their emergency numbers to management in case of emergencies. The board stated that it is much easier to have a neighbor know those numbers for quicker response. It's always a good idea to get to know your neighbors.

### APPROVAL OF MINUTES

- The minutes of the November 13, 2018 Board of Directors Meeting and Executive Session were reviewed.  
*A motion was made to approve the minutes as corrected. The motion was seconded and approved.*

### FINANCIAL REPORT

- The Board reviewed the November 2018 financial report as presented.  
*A motion was made to approve the financial report as presented. The motion was seconded and approved.*

### MANAGER REPORT

Mr. Noriega presented the Board with a written report. Below are noted action items:

- **Landscaping** - Serviced by JA&A Landscaping Company. Mr. Acedo looked at the exit gate erosion and proposed a solution to the problem.
- **Pool** - Serviced by Oasis Pools. They made a few minor repairs and a new solar cover was purchased. Bob Devine continues to service the pool as the pool operator. The Gate was replaced.
- **Other items** - The age survey was sent out to all owners, a few have been received.

## **BUSINESS**

### **a. ARC Committee**

1. **Lot 84 Security Gate** – Mr. Parra was asked to submit an application for the gate that was installed in his front porch. The ARC Committee sent out correspondence to the board and has recommended not to approve the gate because it does not conform with others in the community. Discussion ensued regarding the gate, there are other gates similar in the community, therefore the board voted to approve the gate.

*A motion was made to approve the application as submitted. The motion was seconded and approved.*

- b. **Pool Gate Replacement** – At the November board meeting, the board approved a proposal from Vick's Handy Works to replace the existing gate with another using 2 4"x4" steel post for better support in the amount of \$875.00. The price paid for the gate went up to \$1,100.00 because new closer and locks had to be installed.

*A motion was made to ratify the \$1,100.00 spent to replace the existing pool gate. The motion was seconded and approved.*

- c. **ARC Committee Functions** – Mr. Shy reviewed the functions of the ARC Committee, he stated that the committee reviews applications and recommends approval or disapproval to the Board; it is ultimately the Board's decision to approve or disapprove an application. Mr. Shy proposed disbanding the committee altogether. Discussion ensued regarding how applications will be handled if the committee was disbanded. Mr. Noriega stated that the applications can go through his office. The Board would like to have a member of the board bare the responsibilities and with the Annual Meeting coming up he would like to table this discussion until the new board gets elected.

- d. **Pool Signs** – The board discussed having new signs that prohibit smoking in the pool area to include vaping. Also discussed is making signs that say that kids under 14 are not allowed in the spa. The board approved the installation of these new signs.

- e. **Exit Gate Erosion** – Mr. Shy stated that members of the board and Mr. Noriega met with JA&A Landscaping today and looked at the erosion problem by the exit gate, Mr. Acedo proposed to dig up and fill in with river rock both up hill and downhill so that the water will flow through the river rock and will minimize the dirt and sand accumulation, this will require maintenance of the area at least twice per year and they will do it as part of their duties of landscaping the community. Mr. Acedo proposed \$800.00 to do the improvements. The board thought it was a good idea and voted to approve the improvement.

*A motion was made to approve the proposal from JA&A Landscaping to resolve the erosion problem at a cost of \$800.00. The motion was seconded and approved.*

## **NEXT MEETING**

- The next Board of Directors meeting TBD.

## **ADJOURNMENT**

**Motion:** With no further business, Mr. Shy made a motion to adjourn the meeting at 3:47 PM. The motion was seconded, all were in favor and the meeting was adjourned.

Respectfully Submitted by

Gabriel Noriega, CMCA, AMS  
GNC Community Management