

# SIERRA VILLAS NORTH HOA

## BOARD OF DIRECTORS MEETING

**DATE:** Thursday, June 29, 2023  
**TIME:** 2:00 PM  
**LOCATION:** Pool Ramada

### CALL TO ORDER

The meeting was called to order at 2:01 PM.

### HOMEOWNERS PRESENT

12 owners present (see sign-in sheet)

### ROLL CALL

Board Members Present:

Sarah Peterson	-	President
Gary Ogilvie	-	Vice President
Elaine Aldrete	-	Treasurer
Becky Meyer	-	Secretary
Helmut Boehl	-	Director (absent)

Management: Gabriel Noriega - GNC Community Management

### QUORUM (4)

A quorum was present to conduct an official meeting. Mrs. Peterson called the meeting to order.

### APPROVAL OF MINUTES

- The minutes of the May 18, 2023, Board of Directors & Executive Session Meeting were reviewed.  
*A motion was made to approve the minutes as submitted. The motion was seconded and approved.*

### FINANCIAL REPORT

- The Board reviewed the May 2023 financial report as presented.  
*A motion was made to approve the financial report as presented. The motion was seconded and approved.*

### PRESIDENTS REPORT

- Mrs. Peterson thanked everyone for coming to the meeting. Mrs. Peterson reported that Jaime, who is a retired electrician, is working on repairing a light in the pool Ramada and David is repairing a sign, both as volunteers and free of charge. Mrs. Peterson reiterated that the Board Members are humans and are very approachable, the Board wants to hear from residents. There was an incident with a speeding vehicle that was resolved.

### COMMITTEE REPORTS

- ARC Committee - Mrs. Peterson stated that there were 2 applications reviewed and approved this month.
- Parking Committee - Mr. Ogilvie stated that there were a couple of vehicles tagged for parking.
- Pool Committee - Mr. Ogilvie stated he has nothing to report, all is well.
- Activities Committee - The committee stated that there will be an ice cream social event on July 15, 2023 at Elaine's home.

### **MANAGER REPORT**

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

- **Landscaping** - Serviced by JA&A Landscaping Company. No issues reported. The Palm Trees were trimmed on May 29.
- **Pool** - Mr. Peterson and Mrs. Meyer are now servicing the Pool. Bob Divine continues to service the pool as the pool operator and Rosa's Janitorial Services cleans the Ramada and bathrooms. Reimbursed Mr. Peterson and Mrs. Meyer for their pool class.

### **BUSINESS**

- a. **Ramada Improvement Discussion and Ratification** - The Board ratified the decision to spend \$26,000.00 in renovating the Ramada, which includes more concrete deck and extending the roof over to the west side of the Ramada. All permits, architect fees, etc. are included with the price.  
*A motion was made to ratify the decision to improve the Ramada at a cost of \$26,000.00. The motion was seconded and approved.*
- b. **Pool Passes** - Mrs. Peterson asked if there was the need to have pool visitor passes. Mrs. Peterson added that there have been a couple of incidents where teenagers have been caught using the pool. Clearly, these kids do not live in the community, nor they are visiting anyone. The idea is to create a visitor pool pass. Discussion ensued regarding implementing a visitor pool pass. No decision was made, owners will be polled via email and newsletter.
- c. **Hot Tub Health Warning Sign** - Mrs. Peterson stated that she would like to get a sign posted by the spa with the health warnings on using the spa. The sign will be ordered.
- d. **Wildlife in Our Community** - Mrs. Peterson stated that wild animals are in the community, there is no avoiding them, we live in their territory. Please do not feed them.
- e. **Nature of Property Inspections** - Mrs. Peterson stated that inspections are done by the Board, and they will talk to the owner regarding the violation, if the owner ignores them. Mr. Noriega will send them a letter of enforcement.
- f. **Solar Installations** - There was a question if solar panel installation is allowed in the community. The answer is yes, they are, approval from the ARC is still needed but they are certainly allowed.

### **HOMEOWNER OPEN FORUM/COMMENTS**

- June Field asked if the cable boxes can be removed. Mrs. Peterson said no, the cable company needs to have them there. They are a utility and is needed.
- The Monthly lunch is scheduled for July 18<sup>th</sup>, 2023.

### **NEXT MEETING**

- The next meeting TBT.

### **ADJOURNMENT**

**Motion:** With no further business, Mrs. Peterson made a motion to adjourn the meeting at 2:58 PM. The motion was seconded, all were in favor and the meeting was adjourned.