

Minutes for the Board of Directors Meeting Graeagle Meadows Homeowners Association

December 13, 2023 (approved 01/17/2024)

I. Call to order and Roll Call

A regular meeting of the Board of Directors for the Graeagle Meadows Homeowners Association was held on Wednesday, December 13, 2023, beginning at 10:00 a.m. pursuant to the written Notice of Meetings. The meeting was held via ZOOM teleconference. Board members Kim Siclari, Bob Markoja, Will Dickinson, John Berdrow, Jim Hunting and Mike Curran participated via ZOOM. Craig Silva was absent. Joleen Cline, Administrative Manager, served as the recording secretary. There were several association members on the Zoom conference. Will Dickinson called the meeting to order at 10:04 a.m.

II. Approval of Minutes from November 3, 2023

After review, upon motion duly made, seconded and unanimously carried, the minutes of the November 30, 2023, Board meeting were approved as submitted.

III. Review and approve financial reports for 11/30/2023

Jim Hunting reported we are making progress paying off our loan. We are under budget on several line items throughout the budget and expect to end the year under budget. The association has secured a variety of CDs and will exceed the budget for reserve interest earned.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the financial reports for the period ending 11/30/2023 as submitted.

IV. Investment Update – Jim Hunting

See item III above.

V. Authorize Transfer of excess funds from Operating to Reserves

The Board held a discussion regarding transferring available operating funds from Operating to Reserves at the end of the year. Will suggested the board authorize the transfer of \$30,000 from operating to reserves. The total transferred for 2023 will then equal the amount approved in the original 2023 budget.

After review, upon motion duly made, seconded and unanimously carried, the Board moved to transfer \$30,000 from Operating to the Reserve fund bringing the total assessment transferred to reserves to \$210,000.00.

VI. Change Order Request from K.G. Walters for installation of noise attenuation device on carbon filter at Lift Station 2

Will reported there is concern that residents may be bothered by the noise being emitted from the carbon filter that was installed to reduce the odor coming from Lift Station 2. Our contractor has suggested a solution that would cost approximately \$3,000 and is expected to cut the noise level in half.

Will reported the Board also has received a deductive change order from K.G. Walters. Overall the project is still projected to come in below the original budget. We are hopeful the project will be complete over the next few weeks. The Board approved the deductive change order.

Will reported he asked Chad to take a decibel reading at the pump station.

After review, upon motion duly made, seconded and unanimously carried, the Board gave authority to Will Dickinson to approve the purchase of the noise reduction device after further confirmation regarding the success of the device.

VII. Appoint members to the Architectural Review Committee

Kim Siclari, Committee Chairperson and Board member requested approval of the composition of the ARC committee as follows: Ann Warmington, Carey Castagnoli, Susie Weise, Guy Senter and Larry Ferderber.

After review, upon motion duly made, seconded and unanimously carried, the Board appointed the following members to compose the ARC Committee: Kim Siclari, Chairperson; Ann Warmington, Carey Castagnoli, Susie Weise, Guy Senter and Larry Ferderber as committee members.

VIII. Homeowners Open Forum – non eligible for voting. 3 minutes each

Anne Warmington thanked the Board for approving the roof replacement at the quad 48, 49, 50, 51. There were a couple of leaks identified (units 49 and 50), and the contractor came out and made a correction.

Suzie Weise reported this was a wonderful Board meeting. She received information from Vacasa recently. It was mailed to her home in Lincoln. She is concerned about how this agency was able to obtain her contact information.

Marion thanked the Board for the recent newsletter. She reported they had an issue with getting their unit winterized recently because the key was missing. It is concerning that the key is missing from the maintenance office. For years they have had the plumber they utilize obtain the key from the maintenance building. They will send another key. She also asked if there was any update regarding the fence that was installed to block access to the Feather River. Will replied that he had a conversation with Joleen regarding the key policy. The board will need to have a discussion about a policy and see what we might need to do differently.

Mike responded they are working on setting a meeting with the owners of the Graeagle Meadows Golf Course to discuss the issue with having an emergency outlet as well as access to the Feather River.

Bob reported recently someone broke one of the slats on the fence and dislodged the pole that held the fence shut. Immediately after, a lock was placed on the fence.

Tony Biggs asked how much was left over from the sewer rehab special assessment. Will reported we have not yet closed out the project, however, he anticipates the association will come in about 21,000 under budget on the KG Walter's bid. In addition, he believes we will be able to use a smaller generator that will run on single-phase power which would create savings of approximately \$29,000. Tony reported when folks voted in support of the special assessment, they were assured there would not be an assessment increase, and if folks voted against the special assessment, then there could be an assessment increase. Tony reported he is going to have to sell their unit because they can no longer afford it as a second home.

Will reported the total for the special assessment was \$509,000. After all project bids came in, the cost of the project was going to be about \$100,000. more than the special assessment. So the special assessment did not cover the full cost of the project. Funds previously saved up in the reserve fund were used to complete the rest of the sewer rehab project over the special assessment collected.

Tony asked why the Board had sold the skid steer to Chad for \$500. when he recently found another the same year and condition which sold for \$12,500. Tony reported he would have purchased the skid steer for \$5,000.00 if he had been given the change. Industry standard is not to do business with employees. Will reported he would look into it and respond back.

IX. Adjourn

After review, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 10:56.