

HOA Meeting Minutes

Date: Saturday, August 16, 2025

Time: 1:15 PM – 3:20 PM

Location: [Shaver Lake Civic Center]

Attendees: 13 Lot Owners, 19 Proxies (Quorum is reached)

Call to Order

Meeting called to order at 1:15 PM by Pete.

Approval of Previous Meeting Minutes

- **Motion:** Miro motioned to adopt the previous meeting's notes.
- **Seconded:** Kathy.
- **Outcome:** Approved by meeting participants.

Completed Projects Report (Presented by Pete)

- Added new No Outlet and Under Surveillance signs.
- Upper sign received new lighting, a structurally enhanced concrete base, and plow markers to prevent plow damage.

Financial Report (Presented by Pete)

- **Motion:** Patty motioned to adopt the financial report.
- **Seconded:** Kathy.
- **Outcome:** Approved by meeting participants.

Safety Update (Presented by Pete)

- Reported a large rattlesnake sighting on Woodland this week.

Potential Projects (Presented by Pete)

Project 1: Adding Speed Limit and Drive Slow Signs

- **Discussion:** Discussed viability of enforcement and HOA responsibility to inform.
- **Motion:** Patty motioned for two stacked signs (Speed Limit and Drive Slow) at each entrance.
- **Seconded:** Mark.
- **Outcome:** Approved by meeting participants.

- **Action Item:** Board to arrange installation of signs.

Project 2: Reseal Upper Sign

- **Motion:** Miro motioned to approve funds to reseal the upper sign.
- **Seconded:** Esther.
- **Outcome:** Approved by meeting participants.
- **Action Item:** Board to coordinate resealing work.

Project 3: Rope Lights on Upper Sign

- **Discussion:** Pete noted the rope lights look good but two have gone bad; more expensive lights wouldn't solve the issue.
- **Motion:** Esther motioned to allocate funds to replace rope lights.
- **Seconded:** Tom.
- **Outcome:** Approved by meeting participants.
- **Action Item:** Board to purchase and install replacement rope lights.

Project 4: Road Repair on North Applewine

- **Discussion:** Pete noted the CSA fund was depleted by the Woodland overlay; this proposal is a temporary fix until county performs permanent repairs.
- **Motion:** Tom motioned to approve purchasing 12 bags of cold patch to fix two spots on North Applewine and one on Little Thumper.
- **Seconded:** Esther.
- **Outcome:** Approved by meeting participants.
- **Action Item:** Board to procure cold patch and coordinate repairs.

Homeowner Responsibilities (Presented by Pete)

- **Vegetation Management:**
 - Maintain 3-5 feet clearance on roadsides.
 - Thin tree clusters to strengthen remaining trees and improve visibility near roads and corners.
 - Suggestion: Cut deer brush as low as possible and spray regrowth with Roundup to control.

- Mulch or burn accumulated material seasonally.

Volunteer Brush Crew (Presented by Pete)

- Pete is reviving past HOA practice, the Volunteer Brush Crew. Which will assist in keeping roadsides clean, starting with Woodland, then side streets.
- **Tasks:**
 - Keep blind corners open by removing brush and trimming/removing trees.
 - Maintain 3-5 feet from road edge to improve visibility and vehicle passage.
 - Trees with trunk diameter of 6" or greater will be flagged for potential removal, not cut.
- **Action Item:** Pete to coordinate volunteer efforts; members to contact Pete to volunteer.

Snow Removal Complaints (Presented by Pete)

- Discussed complaints about snow piling and plow damage.
- **Recommendations:**
 - Members to mark areas they don't want plowed or snow piled.
 - Members to report plow damage.
- **Action Item:** Members to mark properties and report plow damage to Pete.

One-Way Emergency Text Notification (Presented by Pete)

- Proposed a one-way emergency text notification system for events like power outages or water leaks.
- Members can reply "stop" to be removed.
- **Action Item:** Members to send contact information to Pete for inclusion.

Technology Enhancements (Presented by Pete)

- Proposed adding digital presentations and a potential future Zoom option to increase engagement.
- **Action Item:** Board to explore technology enhancements and report back.

HOA Status Discussion (Presented by Pete)

- **Discussion:** Discussed keeping vs. eliminating the HOA, noting CSA handles most responsibilities, challenges enforcing CCRs, and interest in modernizing CCRs.
- **Motion:** Walt motioned to maintain status quo; Board to investigate amending CCRs and resolving HOA, reporting back to members.
- **Seconded:** Tom.
- **Outcome:** Approved by meeting participants.
- **Action Item:** Board to research CCR amendments and HOA dissolution, reporting findings to members.

Board Appointments

1. Secretary:

- **Motion:** Patty motioned to nominate Garry as permanent Secretary.
- **Seconded:** Karina.
- **Outcome:** Approved by meeting participants.

2. Treasurer:

- **Motion:** Patty motioned to nominate Esther as permanent Treasurer.
- **Seconded:** Joe.
- **Outcome:** Approved by meeting participants.

3. Board Member at Large:

- **Motion:** Garry motioned to nominate Ricardo as Board Member at Large.
- **Seconded:** Tom.
- **Outcome:** Approved by meeting participants.

Member Request: Trailer Storage (Presented by Ricardo)

- **Request:** Ricardo requested to store a trailer on his property while working to rejuvenate property.
- **Discussion:** Noted existing members storing trailers, Regular usage vs. storage and occasional usage for clean up, and enforcement challenges; After discussion there was not opposition.

Adjournment

- **Motion:** Mark motioned to adjourn the meeting.
- **Seconded:** Miro.
- **Outcome:** Approved by meeting participants.
- **Time:** Meeting adjourned at 3:20 PM.

Prepared by: Garry, Secretary

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