

SVRA

September 17, 2023

Attending

Joe Ainoris
Barb Frisbie
Frank Massaro
Tom Pasko
Pam Smolik
Ron VanAlstyne

Appointment of Officers

Officers were elected unanimously as follows:

President: Ron VanAlstyne

Vice President: Tom Pasko

Secretary: Pam Smolik

Directors: Joe Ainoris and Frank Massaro

Treasurer: Barb Frisbie (non-Board member)

Discussion

Updates to Bylaws: Ron informed the board that we need an attorney to update and to standardize the bylaws; this includes items such as referencing property locations/PINs instead of owner names (which include owners who have since sold). We will need to have one “on the ready” if we ever need to lien a property for non-payment and for many other reasons. It was said that Barb did a great job last year getting all past due payments in. Tom made a motion to retain an attorney, Ron seconded, saying he would start the selection process and get this moving. All were in favor.

There was discussion about getting Karnam to help with board duties as a non-board member, to help learn and to be a possible new board member in the future. We spoke about the possibility of increasing the maximum number of board members from 5 to 7. This would require a change to the by-laws, and we wonder if it's necessary. Five board members seem to be working well, however, we were all acceptable to a “learning” member.

Road Status: standard maintenance had been done since the annual meeting, plans for a culvert near the tree in the road and another grading of the gravel section, leave blowing, and culvert clearing before winter.

Gatehouse: Joe indicated he had a large gatehouse. Thinking placement could be on the right of way on Don's property (the old road coming into the community). The gatehouse

would be 8 x 10. Some discussion of how that old road or driveway is used currently for parking and may not be a good place for the structure. The only purpose of the structure really needs to hold a computer and a license plate reading camera behind glass. Ron suggested a smaller structure between the telephone pole and the current gate electronics which could be more easily moved to a smaller structure. No decisions were made topic was tabled to gather more information.

There was discussion on adding more reflectors to the new gate, Ron said would take care of. We also discussed doing a buildup of the asphalt/gravel in the area. Joe said he will get a quote on doing a culvert and gravel around the gate area.

****Update:** Reflectors were added to the front and rear of the gate to enhance visibility in the dark.

Barb provided the Treasurer's report. Gravel and road grading were the large expenses. There will be several thousand more in bills coming in soon. Stover-Garrett sent in an impact fee of \$2,000. As of 8/31, there were 24 property owners who had not paid their annual dues.

Pam made a motion and Frank seconded for Barb to mail a friendly reminder to those that haven't yet paid and include an invoice with the letter. All were in favor.

****Update:** All but 3 have paid in full, two are on payment plans and one is getting a late charge.

Special Projects: the board will plan on at least one large special project each year, contingent on funds being available.

Paving down low: Pam made a motion to pave down low, Joe seconded. All were in favor. Ron stated he would get a quote for the job.

****Update:** A request for a quote to pave the bottom area from the gate to where we started around the bend was requested.

Allocating a "Reserve Fund" of \$25,000: Pam made a motion to designate \$25,000 as a "Reserve Fund". Tom seconded. All were in favor.

****Update:** \$25k reserve fund allocated.

No Hunting Signs: there was discussion on whether we should upgrade the no hunting signs. For now, the signs will remain as is.

Jimenez Fence: The Joe discussed the fencing along the Jimenez property is in disrepair in several places. The board discussed several options, and it was noted that he had paid for grass mowing around the fence in the past and that he has agreed to do that again, since we were having Saul do the whole road area, we would simply bill Jimenez for his section \$300. Some talk about 30-day notice and removal were discussed and Ron suggested we draft a

letter and send it to Jimenez stating that the fence is in disrepair and needs to be removed or repaired within 90 days of the letter and that he owes the \$300 for trimming around it. Joe offered to help him remove it or find someone to help him repair it. Ron made the motion to send the letter, Tom seconded the motion, and all were in favor.

****Update** Jimenes letter was sent intent to repair, and payment received.

Leaf Blowing: Frank will get a quote from Castillo on providing leaf blowing services twice a year.

Mailbox Project: Ron and Tom informed the board of an addendum to the annual meeting notes regarding a call made with Emory. There are some things that need to be confirmed/clarified:

Ron and Tom spoke with Emory after the meeting explaining the requirement to keep the board and the committee's money totally separate, meaning different accounts in different names and not sharing EIN number information. Further reminded that the mailboxes will require signed and notarized property owners' agreement letters as well as a signed approval from the post office to deliver in two (2) locations simultaneously and specifically to enter our gate and deliver within sylva Vista Property. Lastly, all committee ideas, plans and suggestions need to come to the board before action as indicated in our bylaws.

Committees reporting to the Board: The board had further discussion on why committees need to go through the Board, providing updates and not proceeding with projects until it has been run by the Board. This will prevent projects from interfering with planned Road maintenance, et cetera. Tom made a motion and the board agreed that only the board may create accounts in the SVRA name. And to remove or revoke any authority for Emory Prescott and David Sutton to open or have access to accounts in the SVRA name and that all past and future committees should open in their own respective names to keep the funds separate. Motion brought by Tom, second by Frank and all were in favor.

In addition, the board discussed whether Emory had cancelled the linked account that was requested of her several times. It was determined that the Mailbox Project has had an account opened under the SVRA Tax ID. The board agreed to cancel any such linked accounts to keep the funds separate. Pam will contact United Community Bank to let them know that only the board can open accounts in the SVRA name, and to report back if Emory had in fact closed the accounts, we asked her to close. Funds for the accounts will be sent to Emory Prescott, the chairperson of both committees should any exist.

****Update:** It was determined that the account was not cancelled, and in fact a second one was created. Tom wrote a letter to Emory requesting she cancel both accounts.

Pam made a motion to adjourn; Frank seconded. All were in favor. Meeting Adjourned at 4:56.