



HIGH CHAPARRAL RANCH

HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

March 23, 2018

4:00 p.m.

Members Present: Karen Nulle, David Medina and Kim McGhee

Minutes from December 14, 2017 approved.

Financial Report: Financials for February 2018 had been emailed to the board. Cash in the operating account is \$16,434.48. YTD expenses were under budget \$1,045.64. Excess income over expense was \$2,598.94. Financials for February were approved. Reserve Fund Financials were review for February 2018. The cash in the reserve fund for February 2018 was \$39,088.47. The reserve financials were also approved.

Reserve Fund Study: The board reviewed the reserve study showing the funds from the gate accident and the insurance deductible of \$1,000 to be paid by lot 3 owner who is responsible for the total costs of damage to the security gate. The insurance company sent us a check for \$15,776.12 which was their estimate costs of the repairs to the gate less the \$1,000 deductible.

Security Gate Design and Budget: The design for the new security gates is very similar to our current gate design, except the materials have changed from logs to steel. The estimate for these new gates is \$22,174. We hope there are some costs savings to the HOA. All board members voted in favor of the new security gates for the HOA.

Ground Squirrels Work Day: We will purchase ground squirrel bombs from the County. Owners can kill their ground squirrels at a time of their choice or at the Workday on April 29th at 1:00. We will send out an email letting owners know of the date to save.

Guidelines for Landscape Shop: The DRC Summary guidelines should include the additional landscaping requirements for the owners who build Barn/Shop building.

Front Entrance Fencing – Metal fencing replacement: The entrance fencing of using metal railings has not been completed along with replacing all the rotten posts on the entrance. The weather is now allowing us to do the first section on each side by the entrance. Future purchases of the metal rails will be of the lighter steel. Need to get quotes to complete the work that was started.

Meeting was adjourned at 4:50.



HIGH CHAPARRAL RANCH

HOMEOWNERS ASSOCIATION

SPECIAL BOARD MEETING MINUTUES

April 22, 2018

4:00 p.m.

Members Present: Karen Nulle, David Medina and Kim McGhee

Ground Squirrels Work Day: It was unanimously agreed to cancel the ground squirrels work day. Homeowner's can choose a time that works for them to bomb the holes on their property. Owners can request a case of bombs from Karen (390-1385). An email will be sent out today to inform owners of the change.

Guidelines Compliance: There was discussion regarding hiring a management company to oversee enforcing the guidelines for our 17 lots. Some covenant enforcement has been lenient in the past when there were few owners living here, but now that more owners are building and will be living here, it was discussed that the covenants need to be fairly enforced universally. Our covenants are not unduly restrictive and are there to maintain the community in a manner consistent with what owners agreed to when they purchased property here. David did not agree and suggested that we change the covenants to accommodate his outdoor equipment storage. After further discussion about how several of the existing covenants can already be somewhat flexible with specific approval by the HOA board or DRC, it was agreed that we will not hire a management company at this time.

Security Gate Insurance Claim: The Board had discussion regarding our security gate hit by a family member of David Medina. Questions were asked of David regarding payment of the \$1,000 deductible payment. David Medina stated several times at the meeting that his daughter did not hit the gate and for us to prove she did. He also stated he wasn't going to pay the \$1,000 insurance deductible. David Medina was reminded that he needed to look out for all 17 lot owners, not just himself. At that moment, he said he was resigning from the board and was resigning from the DRC. He then walked out of the meeting.

Afterthought:

Owners should be aware that the Amendment that states that David is responsible for the damages to our gate done by a family member or guest are in place due to the HOA president's insistence to have his attorney write up an Amendment to the covenants regarding owners or their guest or family members who damage our gates. The amendment (adopted April 28, 2015) states that all expenses incurred by the HOA will be reimbursed by the lot owner.

Meeting was adjourned at 5:30.