

Dogwood Mountain Homeowners Association Board Meeting  
Meeting Minutes  
August 8, 2021

Sunday, August 8, 2021

Meeting called to order at 6:18 pm by President, Alvin Mendonca. All 7 board members were present.

By-Laws

Patty briefly read pertinent articles regarding quorum and board special meetings. After review of By-Laws (est. 1977), it was determined that quorum was 40% of homeowners, instead of previously understood 50% +1. All board members were given the opportunity to review, and it was confirmed that By-Laws are now uploaded to Association webpage and available for all members to review.

Patty disclosed that there were 71 lots, which @ 40% quorum criteria, 29 votes would be necessary to meet quorum.

At 6/24/2021 annual meeting, there were 14 homeowner lot representatives present and an additional 19 proxies were received by mail, therefore establishing a quorum of 35 votes. It was established that Interim Board Members and new appointments were now official.

The board is established as follows:

Alvin Mendonca – President of Association  
Patty Chilpigian – Secretary/Treasurer  
Crystal Van Aacken – Board Member at Large  
Susie Van Aacken – Board Member at Large  
Judy Errecart – Board Member at Large  
Kevin Thomas – Board Member at Large  
Pete Chilpigian – Board Member at Large

Secretary of State Filing – due 08/31/2021

Peter Chilpigian motioned that Alvin Mendonca be listed as President of Association and Patty Chilpigian be listed as Association's Managing Agent. Patty will complete forms online as they are necessary to facilitate changes at Central Valley Community Bank to perform banking duties on behalf of the Association.

Kevin Thomas seconded motion and all board members voted Yes. Motion carried.

Financial Report – Update

As of 07/31/2021, Bank balance is \$16,432.04, Zero (0.00) outstanding debits and outstanding credits in the amount of 1014.23 in dues awaiting deposit.

Upper entrance signage

After board discussion, it was decided that Patty would contact potential vendor Compass Designs and inquire as to the cost of re-creating similar signage as lower entrance, perhaps in a smaller scale and budget was established at 5K for project. Solar lighting will be incorporated at this location in lieu of power supplied by Southern California Edison. Patty will keep board

updated as to the project design, cost and timeline. Board approval can be reached by quorum by email vote.

#### Outstanding Association dues and Credit balances for 2021

Board discussed the efficacy of liens vs. current process of Title companies requesting demand letters to clear title when property was sold. It was determined to continue the process of collecting at time of close of escrow with the option of establishing a lien for outstanding dues if necessary.

#### FEMA, PG&E tree cleanup and water main repair

Board discussed road damage caused by FEMA cleanup throughout association property and Patty will reach out to Jennifer Cavalla @ County for direction.

Many homeowners have received phone calls and or literature at their doors from PG& E requesting permission to access and remove downed trees cut by PG& E. It was determined that not all landowners were notified.

Patty will also notify County regarding water main repair needed on Little Shuteye.

#### Safety mirrors on blind corners

Crystal Van Aacken addressed the board with concerns about road safety around blind corners. She will obtain quotes for mirrors to address these concerns as well as document the corners that board determines would benefit from installation.

Meeting concluded @ 7:54 pm. Next meeting TDB.