

KELLY RIDGE ESTATES OWNERS' ASSOCIATION
Approved Minutes
Board of Directors Meeting
April 12, 2017

Directors Present: Gary Shoop, President; Tim Oertli, Treasurer; Norm Dulleck; Suzie Ruxton; Michael Bennett; Michael Johnson.

The meeting was called to order at 7:38 pm following a guest presentation by Butte County Code Enforcement Officers. (Notes from the presentation are attached.)

Secretary's Report Approval of Minutes

The minutes of the March 8, 2017, Board Meeting, were reviewed. A motion was made and approved to accept the minutes as submitted. [MB/JA]

President's Report

No President's Report was submitted.

Treasurer's Report

Tim Oertli distributed copies of the Profit and Loss Statement, Balance Sheet and financial notes for March 2017, stating that KREOA had an increase of cash in the bank accounts in the amount of \$8,732, and Accounts Receivable have been reduced to \$22,176. Net income for the fiscal year is \$24,086 on an accrual basis, and \$11,192 on a cash basis.

Tim advised that the Unit 7 Private Road Agreement has been signed.

Committee Reports

Neighborhood Quality and Architectural Control

Michael Bennett discussed information about 7 new complaints received since the March meeting.

Hearings had been scheduled with homeowners where no progress had been made on clearing violations on their properties, based on the correspondence or personal contact. Neither homeowner showed up for the scheduled hearings before the Board. The Board will consult with the attorney prior to any further letters or action being taken.

The tenant in another of the problem properties has been evicted. The Board will follow up with the property manager.

Safety

Joe Armor reported that activity on the Sheriff's Office log has been going down.

There was ongoing conversation regarding security cameras. Joe and Mike Johnson will get together to discuss options.

Communications

Norm Dulleck was unable to provide the number of visits to the website due to an interruption to his Internet service during the month. There is no new information on the cell tower progress.

Old Business**Board of Directors Election**

Ballots have been mailed out and will be counted on May 5th. Heather Gill has been appointed as Election Inspector.

Spring Clean-up

The Spring Clean-up will be held Friday, April 28 and Saturday, April 29 from 10am to 3pm. Recology was unable to provide bins for the tentative dates of May 12 and May 13 due to scheduling conflicts. The location will be at The Father's House/Helping Hands property at 29 Ridgeview.

New Business

Michael Bennett submitted a proposed Schedule of Fines drafted by the KREOA attorney based on the Davis-Stirling guidelines, which require that notice of the proposed Schedule be provided to the membership for review and comment at least 30 days prior to adopting the rule change. A motion was made and approved that the proposed Schedule be sent to the homeowners. [JA/ND]

Adjournment

The meeting was adjourned at 9:21 pm.

I certify these to be the true and accurate Minutes approved by the Board of Directors as of May 17, 2017.



Susan Ruxton, (Acting) Secretary