

Sonoma Ranch South Homeowner's Association
Approved Board Meeting Minutes
www.srssoa.com
October 2, 2024

In attendance: Donnell Bell (Secretary Treasurer), Pam Howard (Vice President, Design and Landscaping Chair), Larry Minich (President)

Call to Order: The board members met at Starbucks on Hwy. 70 and Sonoma Ranch. President Larry Minich called the meeting to order at 8:47 a.m.

Secretary Minutes: The July 24, 2024 board minutes were voted on, and with a quorum met, approved.

OLD BUSINESS:

General Board Meeting Preparation:

- Donnell Bell responsible for bringing water and cookies to the event.

Action Item: Donnell to contact Temple Beth-el to arrange early drop off.

Action Item: Donnell to create a reminder document for residents.

- President Larry Minich to pick up and bring large poster board with map of the areas and streets within Sonoma Ranch South for residents to view.

Action Item: Larry to pick up roster from accountants.

- Larry, Pam, and Donnell will arrive early to check in HOA members and record attendance and/or proxies.

Action Item: Pam to prepare an Excel spreadsheet for residents' sign up.

Action Item: Pam to develop a lawn maintenance checklist.

Design Review:

2164 Sonoma Hills Drive: Larry and Pam met with the homeowner who is seeking preliminary approval to remove an observation deck and add a pool. Much of this meets the scope of the HOA but homeowner must get city approval.

1845 Palm Canyon: Homeowner would like to replace roof tiles and is working with his insurance company. The SRSSOA Design Committee requires, per the Design Policy and Standards, that all replacement tiles match the original construction as closely as possible.

Action Item: Larry to meet with Charlie Roberts to review a statement provided by the insurance adjuster reference 1845 Palm Canyon.

1850 Palm Canyon: Larry and Pam met with residence to review HOA covenants regarding shared wall height and acceptable materials.

1175 Warm Springs: The Design Review committee reviewed and approved the paint color for this residence.

Landscaping:

Action Item: Pam Howard to meet with Jeff and Johnny of Extreme Landscaping after the General Meeting.

Century Bank:

All board members and signatories are now listed and registered to conduct business with Century Bank.

Insurance:

The board is seeking clarification regarding the directors' liability premiums, Larry Minich has left messages for Kerry Hixson regarding this issue.

SRSSOA Website:

Reference contact messages from the SRSSOA website, Pam Howard is not receiving.

Action Item: Donnell Bell to contact webmaster at Spyderweb Designs to add Pam as an additional point of contact.

With all business concluded, the meeting was adjourned at 9:42 a.m.

Respectfully submitted,

Donnell Bell
SRSSOA Secretary/Treasurer
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