

**Minutes
Board of Directors Meeting
Pilot Hill Homeowners Association**

**Wednesday, September 7, 2016
at the Raley Home (4340 Creekside Court)**

A. CALL TO ORDER:

Meeting was called to order at 6:30 PM

Present were: Chris Campbell, Donna Buckalew, Sandy Raley, Polly Lowry,
Sue Murray, Valerie McKay and guests Alex Mendoza and Steve
and Nancy Costa.

B. MEMBER COMMENT:

Nancy Costa presented and read an unsigned August 31, 2016 letter to the Board in response to the Board's July 28, 2016 letter to Steve and Nancy Costa. The Costas are moving forward with moving their business but would like an extension due to County mapping errors. In the letter, the Costas state they have been working on making their auto repair business mobile and developing the Automotive Shop project (completion of their permanent business on Highway 49) too. They proposed to be 50% mobile in 2 more months and asked the Board to work with them as they developed their commercial property. They also stated in the letter that they dispose of toxic waste at their current residential location by transporting it in proper containers to Keifer toxic waste disposal. Regarding Board concerns about traffic on Orchard Court due to their business, they estimated 15 to 20 business related clients a week as they move forward to be relocated. They requested to keep their Pilot Hill Estates Homeowners Association (PHEHA) clients since it wouldn't impact the roads any more than if they took their vehicles somewhere else.

Regarding the guest house, the letter stated that the former PHEHA president, Mr. Ragsdale, told them that their family could stay there and were not told that this violated the Covenants, Codes, and Restrictions (CCRs). They have moved their sick uncle into the main house with them and their daughter, son-in-law and 7 month old baby into the guest house to be grounds keepers.

Regarding the loft above the shop, the letter stated the loft will be returned to use for storage by December 31, 2016.

Nancy Costa proposed to finalize the letter before the next monthly Board meeting, and clarifying in the letter that they would keep the PHEHA auto repair clients only during the transition to a permanent location.

C. AGENDA CHANGES AND AREVIEW

None.

D. OFFICER AND CHAIR REPORTS:

1. Secretary's Report:

August meeting minutes were not available, will be available at the next meeting.

2. Financial Report:

a. Quarterly statement:

Checking: \$11,448.42

Savings: \$8,917.57

Reserve: \$2,396.00

By the end of December we will have an additional 9K giving us 29K for roads. 25K would be needed to make a substantial section of road.

b. Delinquencies - 2

3. Road and Drainage Report:

Chris reported no estimate from Robinson and will probably have to wait until spring.

Our first priority is the section on Pine Tree Circle between Buckalews and Campbells.

Steve Elliot mentioned using ground up asphalt, Chris will look into it.

4. Pond and Dam Chair Report:

Chris reported that Twin Cities had come out and trimmed some of the willows and scrub oak for one day with 5 men, the cost was \$2500. We still need them to come back out and finish- the cost would possibly be \$1K -1500.

E. CONTINUING MATTERS:

1. Requests for Reimbursements based on approved purchases.

Polly requested a reimbursement for various items of \$29.15.

2. Fire safety Council update:

Given by Valerie, she is still keeping in touch. There has been a change in the meetings, they will be held the 1st Wednesday of the month, the next will be "Go" event will be on September 21, 2016, from 6-8 PM at the Pilot Hill Grange. Valerie will post a flier.

3. Costa follow-up letter:

Polly will respond to the Costas' letter. We discussed letting Costas use small house as a caretaker's residence...this will be addressed later.

4. Garland Ranch easement letter:

The letter came back and Polly will send out another to David Gutierrez's address.

5. Review Action Item List:

Action Item List was reviewed.

F. NEW BUSINESS:

1. Musser property for sale:

Polly reported that the Mussers have a temporary permit for a mobile home even though it is advertised as a guest house. New owners would have to buy it as personal property-they would have to get a permit for it or put it in "dead storage". The Realtors and the Mussers have been notified -the date of the letter was August 31, 2016.

2. File Storage:

Polly reported that Debbie Brickle has 7 boxes of our files. Valerie mentioned putting them on hard drives. Valerie will look into having someone scan the files onto flash drives.

G. ADJOURNMENT:

Meeting was adjourned at 7:46 PM. Motion made by Donna, seconded by Sue.

Respectfully submitted by Sue Murray