

2016 Annual Homeowner Meeting  
Pilot Hill Estates Homeowners Association  
Saturday, May 14, 2016 - 10 – 1200 pm  
At the Raley Home, 4340 Creekside Court

The meeting was called to order 2 10:00 am

**Introduction of Board Members:**

Polly Lowry called the meeting to order at 10 am May 14, 2016. and introduced each board member with a short job description of each board member .

PHEHA homeowners present: Present were, Polly Lowry, Sandy Raley, Mary Riddle, Sue and Gary Murray, Chris Campbell, Debbie Brickle, Valerie McKay, Dave Fujiyama and Jerry and Debbie Rascano, Katie Yaarao and Bill Simpson.

**Member Comments:**

Mary Riddle brought up the topic of excess traffic on Orchard and the Costas' Mechanic business, she also mentioned multiple dwellings on the Costas ' property as the CC & Rs don't allow any business here. Debbie searched past minutes, there is no proof of the Board allowing Costas business. Polly will look into contacting the County.

Katie Yaaro suggested contacting the Costas as a courtesy.

Bill Simpson offered to talk to Steve Costa and get back to us.

Polly will come up with a list of question. Sandy mentioned that the Board should discuss it and get back to the next Board Meeting.

**Old Business:**

**1. Secretary's Report:**

Secretary's report from Annual Meeting of 2015 given and approved .

**2. Treasurer's Report:**

Sandy Raley gave the Treasurers report . The annual budget will be mailed out at next billing.

2016.

Checking: \$17,000

we are \$24 K to the good,

Road fund: \$10,000

1. Road Chairman's Report Road chairman - need to recruit

- Ongoing drainage work
  - Board installed bots dots on Oak View Drive Sept 2015
  - Board prioritized drainage work Oct 2015
  - Crowton's Excavation and Grading performed drainage work Feb 2016 for \$5460
    - Cleared ditches (Pine Tree Circle, Oak View Drive, Orchard Court)
    - Cleared select culverts
    - Stockpiled several dump truck loads at the pond
- Ongoing maintenance work
  - Board sent letter to homeowners Oct 2015 encouraging maintenance within the ROW
  - Homeowners Tiedje and Biersteker trimmed line of sites along Oakview Drive
  - Campbell trimmed along Acorn Lane and stockpiled/burned at pond April 2016
- Paving plan
  - Affordable Asphalt performed patchwork Nov 2014 for \$3K
  - Roads are in worse shape in 2015/16, but no subsequent patchwork performed to date
  - General paving conditions shown by the map (priority areas are red and yellow)
    - Approximately 5000 lineal ft need attention soon
    - With an average road width of 16 ft, 80K sq ft need to be paved
    - Patching can range from \$2000 to \$6000 per 1000 sq ft
  - Half of the \$10K allocated in the annual budget has been spent on ditch clearing
  - With legal fees paid off this year, an additional \$10K should be available in 2017, bring an annual budget for road maintenance to at least \$20K, which means we can start paving or chip sealing sections of road
  - Should we spend \$5K this year on patching or reserve for 2017 paving?
  -

4. **POND REPORT**

- Ongoing maintenance
  - Campbell met with All Phase Land Clearing July 2015 for cost estimate to clear the dam face of trees and blackberries
    - Cost estimate was \$2500, Board approved the bid
    - Wet winter and spring prevented All Phase from performing the work
  - Barn owl box installed Aug 2015 to supplement the hawk perch for rodent control
  - Campbell seeded and placed erosion control on the stockpile at the pond Feb 2016
  - Vehicle barrier at the pond installed Feb 2016, still needs a center bollard
  - Campbell mowed the pond March and April 2016
  - Campbell met with dam inspector April 2016
    - Awaiting the inspection report
    - Cycled the low flow outlet
    - Need to clear trees from the dam face, clear blackberries from dam toe, manage cattails on pond interior, and control rodents
    - Work to be completed this spring by All Phase or others
- Monitoring

In a Feb 2016 letter from the State Water Resources Control Board, monthly pond level monitoring needs to begin Jan 2018 to meet new reporting requirements

**5. Emergency Fire Plan/Fire safe council Report:**

Valerie McKay gave a report of going to the monthly meeting of the Fire Safe Council on April at Northside School.

- a. There will be an info meeting focusing on evacuation at the Pilot Hill Grange on June 22, 2016.
- b. Their web site is El Dorado Fire Safe Council
- c. There will be another meeting on September 14, 2016 at the Pilot Hill Grange.

**6. Other issues:**

Bennett Property update:

Polly reported that the property had gone into foreclosure and was purchased Saratoga Loans.

The property is all paid up.

An update on Pickell property was given.

**7. Review Action items List;**

Polly gave the Action item list update -- see handout given

**New Business:**

1. Election of Board Officers:

Mary Riddle, Polly Lowry, Chris Campbell, Dave Fujiyama agreed to be on the Board.

2. Other:

3. Adjournment:

Meeting was adjourned @11:50am, Motion made by Valerie McKay, 2nded by SueMurray

Respectfully submitted by Sue Murray

