

MINUTES
2017 Annual Pilot Hill Estates Homeowners Association
Saturday, May 20, 2017 -10 am 12 pm
At the Raley Home , 4340 Creekside Court, Pilot Hill, CA

Introduction of board Members

The meeting was called to order at 10 am and Polly Lowry the president introduced the board members.-- Donna Buckalew, Mary Riddle, Chris Campbell, Polly Lowry, Valerie McKay and Sue Murray

Present were: Polly Lowry, Donna and Stewart Buckalew, Susan and Gary Murray, Valerie McKay, Chris Campbell, Mary Riddle, Debbie Brickel, Larry Pereira, Charmaine Nishita, David Anderson, Jacq Nelson, Karen and Alex Mendoza, Steve Elliot, Chris Catlin, John and Cindy Bond, Brent and Tami Dragila, Nick and Katie Yaranon, Elliot Wilson, Terry Wilson, Barbara and Ed Wahl, Jerry Rascano, Nancy and Steve Costa, Michael Weiss and Bill Simpson.

Member Comments

Old Business

- Secretary' s report was read by Sue Murray approved and seconded
- Treasurers Report given by Sandy Raley
 - Annual Report
 - Budget Report
- Road Chair's Report was given by Chris Campbell
 - Accomplishments
 - Annual Paving Plan
- 4. Pond Chair's Report given by Chris Campbell
- 5. Emergency Fire Plan/Fire Safe Council given by Valerie McKay

Valerie reported that she is now certified to do “Defensible Space Evaluations” for the residents of Pilot Hill Estates and that, as of 2015, we have been granted community-at-risk status which will allocate additional funds for fire protection from CalFIRE. She also reported that the 3 reasons why fires start are

- a. mowing dry grass
- b. driving on dry grass

c. out of control burn piles

6. Other Issues

- Costa:

Polly gave an update on the Costa on-site business, In response to a letter from the Board in August stating that they were in violation of CC&Rs regarding the following:

1. multiple dwellings
2. operating a business
 - a. car repair
 - b. weddings

The Costas replied that in a letter sent in February 2017 that they were going to a mobile business and had stopped their business and asked 3 months to accomplish this. The family members room over the garage had been moved and that they did not have any intention of having weddings.

Steve does work on his kids' cars and parts are being delivered. The guest house does violate Cc&Rs. The board could find no approval by the prior Board. New "guest houses" are only allowed as servants quarters, Steve commented that he was not running a business behind others backs. Bill Simpson brought up the allowance of Granny flats, not guest houses Second houses are not allowed, as they are not taxable. Other members mentioned which CC&Rs are to be enforced, Valerie responded that the Board is charged with enforcing the CC&Rs.

- Musser's property sale/Wilsons:

1. Residential care for disabled adults

After seeking legal counsel the Board was informed that under the Fair Housing Act residential care facilities are protected by CA State laws and they are allowed in HOAs

2. Temporary mobile Home

A letter was sent to the Wilsons stating that mobile homes area not allowed except for hardship cases, the Wilsons replied that their 80 year old grandfather will live there, and when he no longer resides there they will remove. They are willing to sign an agreement to confirm this.

- Nablong property:

1. Polly reported that a letter was sent to Nablong stating that they were in violation of CC&R's due to unsightly conditions i.e. livestock panels, multiple vehicles in yard, and mud. It was mentioned that these items should be 40 feet back from the road. Polly mentioned that there is a County ordinance about debris in yards. Mr. Nablong reported that he is waiting for the weather to clear so that he can move the panels with his tractor. All the vehicles are registered, and he will eventually move them but will need time and would like 6 months to move them and one month to move the livestock panels. In response to the comment re: excessive mud, Mr. Nablong mentioned that he has standing water in his yard wants to request an analysis by a hydrologist. It was agreed by the Board to allow him 30 days to remove livestock panels and 6 months to remove other items (e.g., vehicles).

7. Review Action Items List:

- Drainage culverts need to be cleaned out Oakview Ct. The one under Catlins Drive way, Chris Caitlin commented that he had put screening there to keep out skunks.
- Karen Nelson commented on the removal of culvert pipes on Oakview Ct Polly will consider it.
- Polly and Debbie Brickel are preparing the old minutes and historical files to transfer to digital format and will continue to work on this project.
- An update was given on last year's Action List

New Business

1. Election of Board Officers: Those elected were Mary Riddle, Donna Buckalew, Polly Lowry, Valerie McKay, Larry Perreira, Katy Yaranon, and Tammy Dragila
2. Other
3. Adjournment

Meeting adjourned at 12:10 PM

Respectfully submitted by Sue Murray