

Monthly Meeting Minutes
PHEHA Board of Directors
May 3, 2023 - Holiday Conference Room

1. Called to Order - 6:35 pm

1. Board members: Tami, Chris, Bill, Cindy, Janis, Sandy
2. Homeowners: Ryan and Boshion, Maureen
3. Online Homeowners: None

2. Announcements

1. Annual general meeting: June 3, 2023 @ 9:00am @ Pond
2. Bill Simpson has decided to end his term as Vice President. **The Board thanks Bill for his commitment and time to the HOA and wish him the best in his next chapter.**
3. Boshion Crandall will be on the ballot for the position for 2023-2024 term.

3. Miscellaneous Comments

1. Confirmation for parking in the court at the top of Acorn

4. Agenda Review and Revisions

1. No changes

5. Officer and Chair Reports

1. Financial Report
 - i. Checking/Savings: \$83,174 as of 4/30/2023
 - ii. Pending near term expenses: spring grazing (\$1500)
2. Secretary Report
 - i. The Board is going to start using email for additional opportunities to communicate with homeowners. (Thank you, Charmaine, for the suggestion!)
 - ii. A newsletter will be done for the annual meeting agenda with the proxy vote form.
3. Road and Drainage
 - i. Road Repair Bids
 - Asphalt bids (15-year life expectancy):
 1. Sierra Nevada – \$192k
 2. Folsom Lake Asphalt - \$222k - 316k
 - Pending chip seal bids (including Veercamp)
 - ii. Discussion of road maintenance plan and possible special assessment at annual meeting.
 - iii. Potholes – We’re going to hold off doing any pothole work until we have more details for the road maintenance.
4. Pond and Dam
 - i. Pilot Creek Ranch to graze in the spring.
 - ii. Dam inspection was completed on March 29. Results of inspection are pending.
 - iii. Still need to install the repaired gage.

6. Requests for Reimbursements

1. None

7. Old Business

1. None

8. Newsletter

1. Prepare by end of June for July statements

9. New Business

1. Maureen is going to contact Cal Fire to see if we can get someone to attend the annual meeting.

10. Adjourn 7:30pm

Action Items

Date	Item	Notes	Status
1/12/2023	The culvert under the pond road needs to be replaced with something bigger (at least 12")	Chris	TBD
3/8/2023	The Creekside culvert ditch fill and pipe cover need fixed	Chris	TBD
1/12/2023	Prepare a paving plan and solicit paving bids	Maureen	In progress
1/12/2023	Plan for spring grazing	Chris to coordinate with ranch	In progress
1/12/2023	Reinstall water level gage at pond	Chris to install	In progress
4/11/2023	Roadside spraying		Completed
4/5/2023	No parking sign/no trespassing at trail entrances	*One sign will be installed on homeowner fence on Acorn Lane *Second sign needs a post put in on Pine Tree Court.	Bill will take care of getting the signs posted.