

Minutes  
Terra Nativa Homeowners Association Annual Meeting  
September 30, 2020

The meeting was called to order at 6:40 pm by Marc-Francois Bradley, President  
Attendees at the meeting introduced themselves.

Marc-Francois delivered the President's report. Highlights include:

- 1) Alto Via trespassing and vandalism issues. Incidents have decreased since the moving of the traffic barrier closer to the Tablerock intersection and the installation of a more intense streetlight. Some incidents continue to occur. Hopefully these will further decline with the demolition of the last remaining slide house and the installation of the Tablerock Gate. The litigation regarding the remaining house is ongoing because of bankruptcy proceedings.
- 2) The city plans to install a gate on Tablerock Road just below Alto Via Court to prevent traffic accessing Tablerock at night. The construction is expected to be complete by the end of this year.
- 3) Potential sale of the Terra Nativa vineyard by Dick Pavelek. Zoning issues around the property may preclude small patio style homes in this plot but not larger lots, similar to those which already exist in the neighborhood.
- 4) Architectural Committee. The Board has been acting as the committee in the absence of volunteers to serve. Kristen Porter, Rob Gundlach, and Linda Lloyd expressed interest in serving on the committee in the future.
- 5) Dues for unbuildable lots. The recent Board Resolution reducing dues to \$100/year for unbuildable lots was reviewed. Tyley Nelson argued that such lots should not have voting privileges. Fred Badke noted that this would require a change in the CC&Rs which was a complicated and difficult process. Moreover, the majority of owners of such lots were unlikely to pay their dues, resulting in a suspension of voting rights anyway by prior policy. Jack Hetherington motioned that we take an unofficial canvas of meeting attendees. A vote was taken, and indicated that the policy should be revisited by the HOA Board.

Bobby Porter reported on the rustic fence renewal project. He has personally undertaken supervision of the project, using college student labor at great savings to the HOA. Most the fencing visible to individual houses has been restored. The remainder of the project is to be completed next year.

Fred Badke presented the Treasurer's report. Income and expenses have been similar to previous years with the exception of a \$5000 increase in landscaping, related to the installation of new flowers/plants at the subdivision entrances, and \$21000 for the fence restoration project which has been funded by the special assessment of \$200/unit. In 2021, refunds to owners of unbuildable lots who have paid their assessments will be due under the new dues policy. Again there was considerable discussion as to whether such lots should be given any special consideration and whether refunds should be paid. Marc-Francois promised that the Board would review the new tiered dues policy in light of member's concerns.

Sandeep Pangarkar asked why dues were collected in arrears. If this were to be changed going forward, a reserve fund could be created to meet unexpected expenses of the Association. An informal canvas of attendees indicated a strong willingness for the Board to collect dues going forward, as opposed to in arrears.

Ballots were distributed to vote for re-election of existing Board members, as no new candidates were identified. 18 votes were cast, and all three Directors re-elected unanimously.

The meeting was adjourned at 7:40 pm.

Submitted by Fred Badke, Secretary/Treasurer