

MCSHA Board of Directors Meeting
August 24, 2014 10:00 a.m.
Cabin 66 - Patti Petromilli

Present: Jude Tarrant, Vice President, Preston Dickinson, Treasurer, Russ Jarvis, Patti Petromilli and Susie Kirch from the MCSHA Board. Dick McCulley (Cabin 133) and Don Hubbard (Cabin 134) were present. Bill Zeller and Amy Webster were not able to attend.

Meeting convened at approximately 10:00 a.m.

1. Clean-up of Lot 129 (Ramirez). V. Pres. Jude Tarrant noted that Don Ramirez was not present to respond to the Association's request that he perform certain clean up measures on his lot. She also noted that Bill Zeller had personally contacted Mr. Ramirez in July (2014) and requested a one-on-one meeting to review the lot and discuss cleanup measures. Mr. Ramirez declined to meet with Mr. Zeller. Our attorney advises that this satisfies the 'meet and confer' requirement. The matter will be referred to counsel to proceed with the next step in the process. All present agreed that the cleanup was necessary and should be pursued. The suggested date of October 1, 2014, as a deadline for Ramirez to complete the stated work seems reasonable.

2. Complaint regarding runoff issues on Lower Ash Way. Dick McCulley (Cabin 133) and Don Hubbard (Cabin 134) were present to explain the problem and discuss solutions. Mr. McCulley spoke about the history of the road on lower Ash Way and used maps to show locations and lots/cabins. After a brief discussion, the group continued their meeting on Lower Ash Way where they could view the area personally. The Association Board members generally agreed that the problem would have to be resolved by the individual homeowners. Mr. McCulley noted that they were unable to do this, because the solution they are seeking (water diversion bars across the roadway) would be on property owned and maintained by the Association (i.e. common ground). After much discussion and review of the area and the drainage problems, Preston Dickinson suggested that the homeowners on Lower Ash Way develop a proposal for the solution they are seeking, including: 1) a qualified company to perform the work, 2) agreement of the majority of the 7 homeowners potentially affected (#129/Ramirez, #130/Ellsworth, #131/Zeller, #133/McCulley, #134/Hubbard, #135/Runyon and #136/Richard), and 3) a document/statement accepting liability for damages caused by this water diversion. The proposal, agreement and statement should then be submitted to the MCSHA for review. Mr. McCulley and Mr. Hubbard thanked the Board for their time and agreed to proceed with this suggestion.

3. Other issues:

-Dick McCulley noted that Don Ramirez continues to allow his dog to run loose.

-Jude Tarrant discussed information received that there is at least one cabin owner who continues to rent his cabin in violation of the CCRs. Jude stated that she did not believe the Board needed a formal complaint to proceed against this homeowner but that, if required, she was willing to make the complaint herself. Several of the Board members noted encounters with renters and other issues such as water consumption, etc. Susie read sanctions listed in CCR 5.6. Board members discussed fines and other possible deterrents. Jude will ask President Zeller to communicate with counsel regarding remedies for this rental situation and how to proceed.

-Susie Kirch noted that her old cabin email (cabin3@frontier.net) is no longer valid and should be removed from anyone's list where it still appears. Russ Jarvis asked that we use the comcast email for him. Jude asked that Susie develop an up to date email list.

Meeting adjourned about 11:45 a.m.