

DRAFT

Kernan Creek Ranch Homeowners Association
Board of Directors Meeting
December 9, 2012, 4:30 PM
Hanson/Callender Residence

Minutes

1. Call to Order at 4:34 pm by Jon Callender. Present: Gregg Esenwein*, Earl Scott*, Leslie and Charlie* Hayes, Jon Callender*, Jim Robbins*, David Grenoble, and Leila Hanson (* Board Members).
2. Treasurer's Report (Esenwein): Current Balance \$8,651.90. All dues are current for previous years except lot 6. As of 1 November, most owners owe for the most recent year, 2013; some checks were received at the Board meeting for 2013 dues.
3. New Business
 - a. Certification of election of HOA Board members for 2013-2014: There were no nominations for the Board. Jon proposed that we make the sixth position permanent. Gregg asked if there is an advantage to a sixth member. Jon commented that it gives more representation but has the disadvantage that there could be a tie vote. Earl motioned to permanently expand the Board by one extra person to six. Motion passed unanimously. Jon then made a motion to make the sixth position a one-year term (2013) and subsequently a two-year term beginning in 2014; seconded by Jim. Motion passed unanimously. Earl, Gregg and Jon were all nominated to the Board to fill the expiring positions; each was elected by acclamation and will serve for a two-year term: 2013-2014.
 - b. Election of Board Officers for 2013:
Nominations:
Rosalind Garcia-President
Gregg Esenwein-Treasurer
Jon Callender-Secretary
All elected by acclamation.
 - c. Snowplowing (Callender): Jon will plow the main road again this winter and will leave about an inch in the first plowing, so try not to drive for a few hours. He will also plow driveways when requested. There was an extended discussion about clearing chamisa (rabbit brush) from the right-of-way to facilitate

snowplowing and fire access. The Board took no action, but individual owners should feel free to remove chamisa along their frontage.

4. Old Business

- a. BLM road closure request (Esenwein): David asked about the location of subject road. Gregg recapped what happened in 2009, and then recounted the BLM meeting in which Gregg and Bob went to talk to BLM about closing the road on the east side of Road 34. The BLM is hedging. The BLM believes that they closed the road west of Road 34 because of woodcutting and dumping, but are not sure they can do the same to the east. Gregg and Bob are going to document the woodcutting and dumping on the east side. Jim has a problem with the Board saying that ATV and motorcycles can't ride on this road and wanted to go on record with his opposition to the letter to the BLM that was approved by the Board at the Annual Meeting.
- b. Reich response to Board letter (Callender): The Reich trailer is painted and has a skirt on the bottom. Gregg believes we have done what we can do. The Reich's are gone until January, and then they will be gone again for several months. The Board noted informally that no other action was needed on this matter.

5. Other Business:

- a. Lot 2: Dave expressed concern about the side setback between Lot 1 and Lot 2. Jon reviewed the CC&Rs with him and suggested he measure to make sure there are no violations. Jim would like to see gravel on the dirt driveway--he thinks they are going to track out a lot of mud. Gregg volunteered to talk to the builder about graveling the driveway.
- b. Letter to Campbell/Jensen. They have not responded to the Board letter concerning the school bus on Lot 9 and the cabin on Lot 17. Gregg noted that it is good that the Board made a comment, as it gives us a paper trail. The Board did not think a follow-up letter was necessary at this time.
- c. Revision of CC&Rs. Jon proposed a "constitutional convention" to update our CC&Rs. After a brief discussion, the Board decided to take no action on this proposal.

6. Adjournment: Jim moves to adjourn at 5:35 pm; everyone in favor.