

Rudgear Meadows Homeowners Association

Minutes of the Board of Directors Meeting

Thursday, November 3, 2011

**I. Call to Order**

A. Called to order by Nathan Scheg at 7:30 PM. Present: Pam Wojciechowski, Dan Smith, Dawn Lopshire, Nathan Scheg and Patsy Weis, Manager. Absent: John Martindale

**II. Approval of the September 22, 2011 Meeting Minutes**

A. Wojciechowski moved, Lopshire seconded, to approve the September 22, 2011 minutes. Unanimously approved.

**III. Review August Financial Statements**

A. Weis reviewed financial statements for the period ending October 31, 2011.

**IV. Questions/Comments from Homeowners**

None

**V. Committee Reports**

A. Website - Dan Woods presented an update on the website. It is now up and running. The board reviewed a proposal from Lalani Rapp offering her services as RMHOA webmaster for free. After discussion, the board decided to retain Dan Woods as the webmaster. He has been the webmaster for the last 6 years and the board has been very satisfied with his efforts.

Scheg moved, Smith seconded, to retain Dan Woods as RMHOA webmaster. Unanimously approved.

B. Landscape, Creek Bed, Oak Trees - Wojciechowski reported on the monthly landscape walk with our contractor and various other landscape issues. It was noted that contract tree work is needed to trim trees and grind roots at the pool and to trim an oak tree behind 2278 Gladwin Drive. Weis said that she will get bids for the work. A proposal of \$3500 to clear the creek areas of downed trees, limbs, berry bushes, etc. prior to winter rains was previously approved by individual board member emails. Next walk through is scheduled for November 29 at 9:30AM.

C. Newsletter - No report

D. Swim Team - Rhett Bratt, swim team director, reported on various issues related to the swim team.

E. Pool - No report

F. Design Review - Wojciechowski reported an various minor projects.

G. Pool/Lifeguard Supervisor - No report

## **VI. Manager's Report**

Weis presented her report covering finances, pool, landscaping and other miscellaneous items. Weis noted that the RMHOA accounts have been moved from BBVA Compass Bank to Wells Fargo. The issue of outside pool membership was discussed. Rhett Bratt noted that offering outside pool membership might bring more families to the swim team and raise revenue for RMHOA. Insurance issues are still being pursued.

## **VII. Old Business**

A. None

## **VIII. New Business**

A. Dying lawns, nuisances, etc. - Smith reported that he had contacted City of Walnut Creek code inspectors regarding how the City handles complaints about dead lawns, overgrown landscaping, etc. The City's concerns are mainly safety related, such as high weeds, blocked visibility, encroachment into pedestrian ways, and rubbish piles. Dead lawns are not a code violation. Smith noted that the public can call the City's code enforcement inspectors at 943-5863 with concerns about potential code violations.

B. Insurance coverage/outside pool membership - Weis reported that she continues to pursue this issue.

**IX. Next Meeting will be Thursday, December 1, 2011 at Dawn Lopshire's home.**