

Rudgear Meadows Homeowners Association

Minutes of the Board of Directors Meeting

Thursday, December 1, 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, John Martindale, and Patsy Weis, Manager.

II. Approval of the November 3, 2011 Meeting Minutes

A. Scheg moved, Martindale seconded, to approve the November 3, 2011 minutes. Unanimously approved.

III. Review November Financial Statements

A. Weis reviewed financial statements for the period ending November 30, 2011.

IV. Questions/Comments from Homeowners

None

V. Committee Reports

A. Website - No report.

B. Landscape, Creek Bed, Oak Trees - Wojciechowski reported on the monthly landscape walk with our contractor and various other landscape issues. The creek area has been cleaned out and the oak tree behind 2278 Gladwin Drive has been trimmed.

C. Newsletter - After discussion, it was decided that another newsletter is needed before the annual meeting to remind homeowners of the annual meeting on March 22, upcoming dues, and swim team sign up.

D. Swim Team - Lopshire advised that a new swim team coach should be named soon.

E. Pool - No report

F. Design Review - Wojciechowski reported that the new buyer of 2226 Gladwin asked the Committee to approve an expanded kitchen that was completed several years ago but never approved by RMHOA. Wojciechowski noted that the project meets our design review guidelines, so it is approved. However the project also is subject to City of Walnut Creek permits and approval. Wojciechowski will advise the new owners.

G. Pool/Lifeguard Supervisor - No report

VI. Manager's Report

Weis presented her report covering finances, pool, landscaping and other miscellaneous items. Weis discussed the proposed draft budget for next year. Weis recommended an increase of \$25 in the annual dues to cover increasing costs. Dues were not increased last year. The board discussed potential ways to increase revenue, including increasing the swim team splash fee and permitting outside families to join the swim club for a fee. Before considering any adjustment to the splash fees, the board

requested additional information, specifically a comparison of our splash fees with those of other local swim clubs. After discussion, the board decided to pursue the issue of outside families paying a fee to join our swim club. The issue will be discussed at the annual meeting on March 22, 2010, and additional information will be placed in the next newsletter. It was noted that a vote of the homeowners would be required to initiate this change. After discussion:

Scheg moved, Wojciechowski seconded, to approve a \$25 increase in the annual dues and adopt the proposed 2012-2013 budget (April 1, 2012 to March 30, 2013).

Unanimously approved.

VII. Old Business

- A. None

VIII. New Business

A. Wojciechowski received a resident's complaint about a car and hooked-up boat/trailer frequently parking on the street in front of a neighboring home. The resident was advised that the RMHOA had no authority in this case, but that the resident should contact the City code enforcement inspectors if the resident believes the action violates the municipal code.

IX. Next Meeting will be Thursday, January 26, 2012 at John Martindale's home.